



## 1-3 Rendezvous Street, Folkestone CT20 1EY

### Summary

- New Lease Available
- Ground floor and Basement
- Prime corner location
- Potential for change of use

Leasehold - Rent: £45,000 per annum



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons:

**Paul Tallentyre**  
020 7299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

**Connie Start**  
020 7299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

**Location**

The property is located in Folkestone Town Centre in Rendezvous Street with the benefit of good transport links. The property is situated in a prime trading location within Folkestone town centre, with numerous retailers, restaurants and licenced operators.

**Description**

The property benefits from a suspended ceiling with recessed light panels and spotlights. There is air conditioning to the retail area and both an intruder alarm with CCTV and fire alarm system. There is a disabled w/c on the ground floor with a further customer w/c situated in the retail area. To the rear, there is a staff kitchen and staff room with a further staff w/c.

**Floor Areas**

The ground floor and basement have the following gross internal floor areas:

Floor	Sq ft	Sq m
Retail Area	974	90.6
Staff Room	90	8.4
<b>Total</b>	<b>1,064</b>	<b>213.67</b>

The basement has not been measured

**Use**

Would suit a variety of uses subject to planning.

**Tenure**

A new lease for terms to be agreed is available.

**Rent Deposit**

To be discussed with ingoing tenant.

**Rent**

£45,000 per annum

**Premise Licence**

If required, a premise licence will need to be applied for from the local authority.

**Business Rates**

The Rateable Value is £21,500.

**EPC**

An EPC has been commission and can be provided upon request.

**Legal Costs**

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

**Viewings**

All viewings should be arranged through sole agents, Davis Coffey Lyons.