



FOLKESTONE, 36 SANDGATE ROAD, CT20 1DP

Prime Corner Retail Unit with Return Frontage

To Let - New Lease Available

1,312 SQ FT / 122 SQ M



STEPHEN
KANE & COMPANY
DELIVERING EXCELLENCE SINCE 1992

FOLKESTONE, 36 SANDGATE ROAD, CT20 1DP

LOCATION

The property occupies a central position on the pedestrianized section of Sandgate Road, adjacent to Simmonds Jewellers and opposite F. Hinds and Lloyds Bank. Retailers in close proximity include Costa, Superdrug, HSBC, Waterstones, Boots, NatWest, Card Factory, EE, The Works and WH Smiths.

The unit benefits from a prominent return frontage leading down from Sandgate Road to Bouverie Shopping Centre where occupiers include Primark, JD, T K Maxx, Poundland, New Look, Specsavers, Vodafone, Starbucks and Sports Direct.

TENURE

A new lease for a term to be agreed.

RENT

On application.

ACCOMMODATION

The property, arranged over ground and first floors, is accessed via Sandgate Road.

The unit has the following approximate floor areas:

Ground Floor	624 sq ft	58 sq m
First Floor	688 sq ft	64 sq m
Total	1,312 sq ft	122 sq m

RATES (2024/25)

Rateable Value : To Be Re-Assessed

Rates payable (UBR multiplier: £0.49):

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2024 to 31 March 2025. All interested parties should verify the business rates with the relevant local authority.

USE

The premises benefit from Class E planning consent.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk.

CONTACT

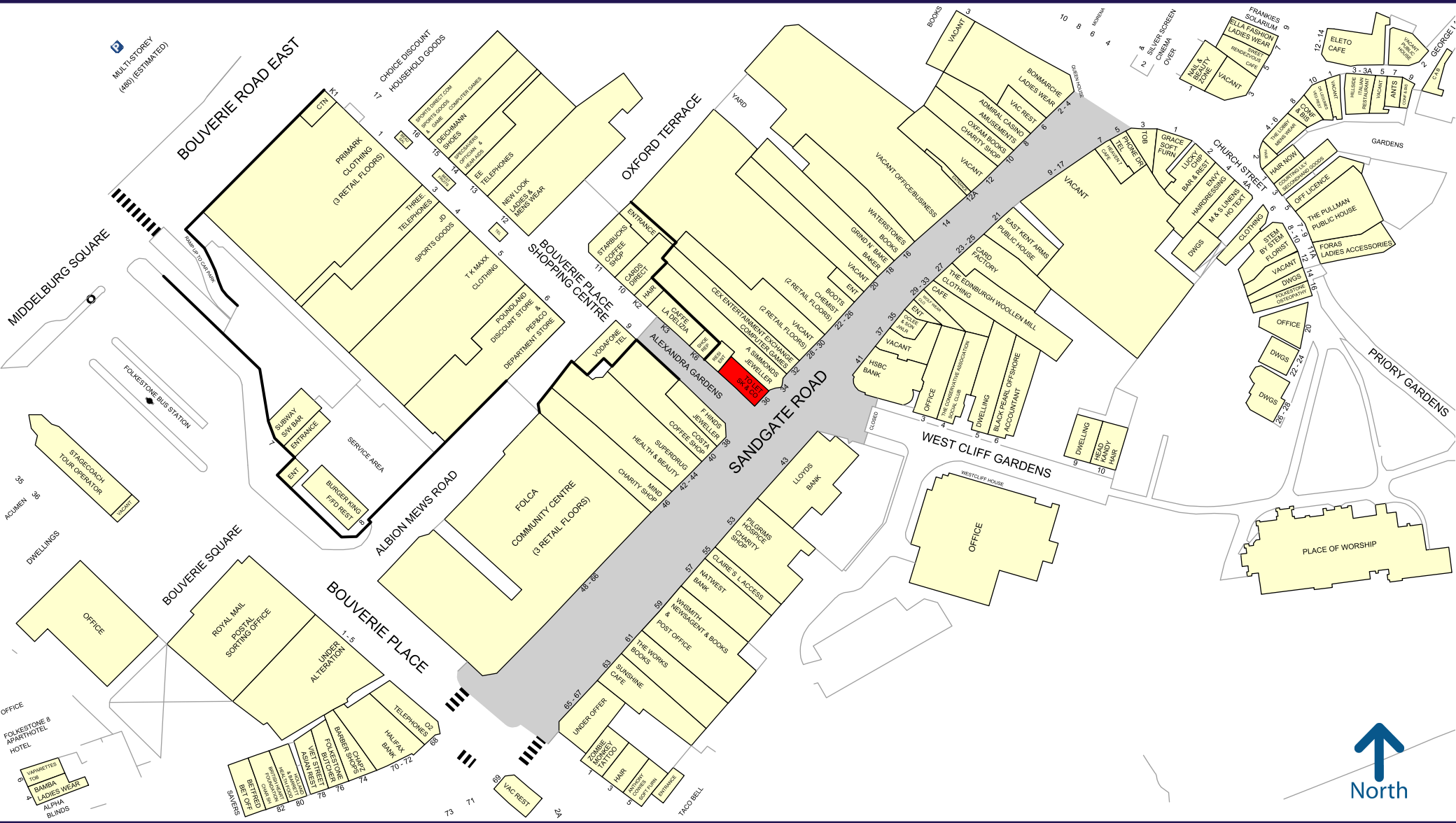
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AML

Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



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