36 SANDGATE ROAD
FOLKESTONE, KENT, CT20 1DP

TO LET



- Prominent corner retail unit with return frontage
- Well connected coastal town with train links to London
- Nearby occupiers include Boots, Primark, TK Maxx, New Look and Superdrug





JACKSON CRISS

36 SANDGATE ROAD, FOLKESTONE, KENT

TO LET

DESCRIPTION

The premises occupy a prominent corner location within the heart of Folkestone's main pedestrian shopping parade and is within close proximity to the Bouverie Place Shopping Centre. The property is an open plan retail area with WC facilities to be installed at the rear of the shop. The first floor stores, WC facilities and office are available to rent by separate negotiation.

Folkestone is a well connected coastal town, benefitting from train links to London via St Pancras. The area is also connected to the Channel Tunnel service to France and is less than a 30 minute drive from the Port of Dover.

Occupiers within the area include Boots, Primark, TK Maxx, New Look and Superdrug.

TERMS

The ground floor premises only are available on a new FRI lease. Length of lease is negotiable.

EPC

Available upon request.

VIEWING

For an appointment to view, please contact:

Adam Rawcliffe
07968 474 988
arawcliffe@jacksoncriss.co.uk



Subject to Contract & Vacant Possession

JACKSON CRISS

FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	822 sq ft	76.0 sq m
First Floor	587 sq ft	54.55 sq m

RENTAL

£22,500 pa.



AML

Under new Anti Money Laundering legislations Jackson Criss 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.