



## FOLKESTONE, 36 SANDGATE ROAD, CT20 1DP

Prime Corner Retail Unit with Return Frontage

To Let - New Lease Available

822 SQ FT / 76 SQ M



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## LOCATION

The property is situated on the main retailing pitch on the pedestrianised section of Sandgate Road at the junction with Alexandra Gardens in the centre of Folkestone; a coastal town on the English Channel in Kent 10 miles southwest of Dover and 18 miles south of Canterbury, with a rich history as a harbour and seaside port town.

The property is adjacent to Simmonds Jewellers and opposite F. Hinds and Lloyds Bank, with retailers in close proximity including CEX, Costa, Superdrug, HSBC, Waterstones, Boots, NatWest, Card Factory, EE, The Works and WH Smiths and benefits from a high amount of footfall.

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

Folkestone Central Railway Station is just 10-minutes walk, providing regular Southeastern Railway services to London and other major destinations in the region.

## 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	822 sq ft	76 sq m
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## RATES (2025/26)

Rateable Value : To Be Re-Assessed

Rates payable (UBR multiplier: £0.49):

An occupier may be entitled to a 40% reduction in the business rates payable subject to a maximum benefit of £110,000 for the 12 months commencing 1st April 2025. All interested parties should verify the business rates payable 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](http://www.stephenkane.co.uk).

## CONTACT

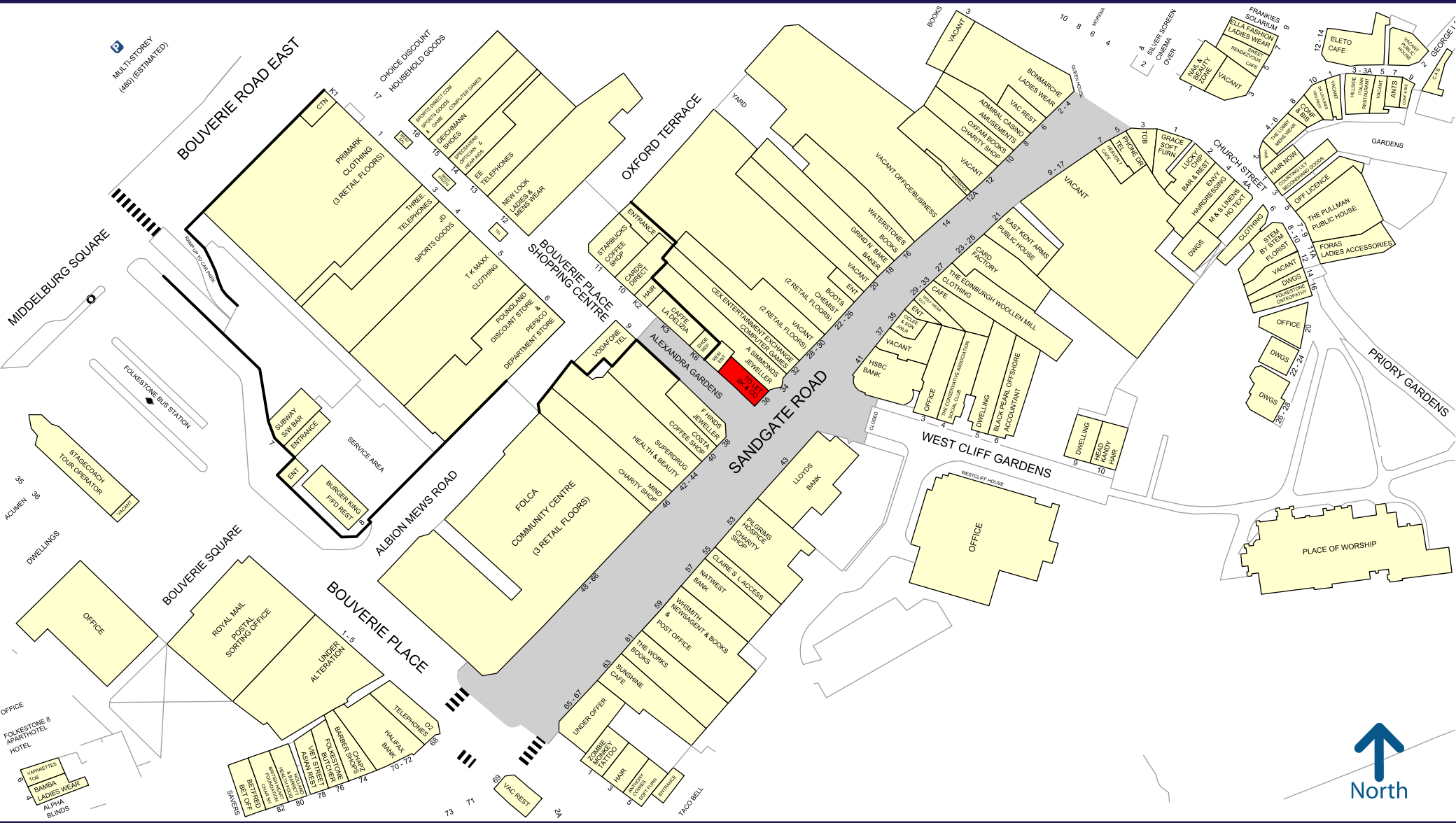
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### AML

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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KANE & COMPANY**  
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