

## TO LET



### **2, NORTH CLOSE, FOLKESTONE, KENT** **CAR SALES SHOWROOM**

#### **LOCATION**

The property is located on the Shorncliffe Industrial Estate approximately one mile west of Folkestone town centre with easy access to Junction 12 of the M20. The unit is on an established industrial estate and close to Kent Auto Panels' site on Ross Way.

Folkestone is located on the Kent coast, some 72 miles from London with good access to the Channel Tunnel, the port of Dover and road and rail connections to London.

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### **DESCRIPTION**

The property comprises a single storey workshop extending to approximately 3,800 sq.ft. with forecourt display. In addition there are ancillary offices, stores etc. of over 1,000 sq.ft. and a further single parking space at the rear.

The workshop is a steel portal frame building with an eaves height of 9'2"; painted rendered elevations, a single roller shutter door and pedestrian doors. The side addition is constructed in blockwork with a flat felt roof.

### **ACCOMMODATION**

Main Workshop	3,808 sq.ft.
Office reception	483 sq.ft.
Office	149 sq.ft.
Stores	273 sq.ft.
Staff Room	126 sq.ft.
WC.	
Total:	<u>4,839 sq.ft.</u>

External concrete hardstanding/display for up to 12 cars.

### **SERVICES**

All mains services are connected. Lighting is already installed.

### **RATEABLE VALUE**

The unit is assessed at Rateable Value £22,250. The current rate multiplier for 2009/2010 is 0.485.

### **TOWN PLANNING**

The unit has car sales, vehicle storage and distribution consent. It may be suitable for alternative uses subject to consent.

### **TERMS**

The property is offered on a new short term agreement, at a rent of £15,000 per annum. Alternatively there is an option to take the premises on a longer lease on terms to be agreed, at a higher rent that reflects the actual market value of the premises.

There is a recently issued Code of Practice for commercial lease, details of which can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) This code is supported by the Royal Institution of Chartered Surveyors.



### **VIEWING**

Strictly by appointment with the agents, Colyer Commercial.

### **MAP**

Find it at Multimap.com searching CT20 3UH