

## Folkestone

### Ground Floor Shop

### 231 Cheriton Road

### Kent

### CT19 4AX

- **Freehold Shop Investment**
  - Let to William Hill Organization Ltd
  - Lease expires 2021
  - Current Rent Reserved
- £12,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold (ground floor only) (subject to management agreement).

#### Location

Folkestone is a long established Channel port, located on the south Kent coast some 9 miles west of Dover. The town benefits from direct motorway links via the M20 (Junction 12) to the M25 Motorway and rail services to London (Charing Cross and Victoria). The terminus of the Channel Tunnel is located just outside the town.

The property is situated on Cheriton Road, which runs north-west from the town centre and leads to the M20 Motorway (Junction 12). The property is close to the junction with Station Road, which provides access to Folkestone West Rail Station.

Occupiers close by include Domino's Pizza and Kentucky Fried Chicken, together with a range of local retailers.

#### Description

The property is arranged on ground floor only. There is a flying freehold above the property as the property forms part of a larger building which does not comprise part of this lot.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.5 m</b>	<b>(21' 4")</b>
<b>Net Frontage</b>	<b>4.9 m</b>	<b>(16' 1")</b>
<b>Built Depth</b>	<b>10.40 m</b>	<b>(34' 1")</b>

#### Tenancy

The property is at present let to WILLIAM HILL ORGANIZATION LIMITED for a term of 15 years from 15th May 2006 at a current rent of £12,500 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants.

#### Tenant Information

"We are the UK's largest land-based bookmaker with 2,371 licensed betting shops in the UK." (Source: [www.williamhillplc.com](http://www.williamhillplc.com))

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

