

# CREATIVE QUARTER

NEWLY REFURBISHED FULLY FITTED A3 RESTAURANT \* 2,336 SQ FT \* NEW LEASE



FOLKESTONE

## 2/4 South Street, Folkestone, Kent CT10 1RW

Newly refurbished double fronted restaurant premises available to let in a prominent position at the gateway of Folkestone's Creative Quarter, and in sight of Folkestone Harbour. The Creative Quarter comprises The Old High Street, a charming cobbled lane lined with independent shops, and Tontine Street, a busy thoroughfare linking the harbour with the town centre.

The Creative Quarter is the hub for artists and creative businesses in the coastal town of Folkestone, Kent. Folkestone is within easy reach of London, just 55 minutes from King's Cross St Pancras, has close links to the continent and has recently seen openings such as Mark Sargeant's Rocksalt restaurant.

### ACCOMMODATION

The premises have recently been refurbished to a high standard, specifically for use as a restaurant or bistro, and benefits from a new fully fitted kitchen. The ground floor space provides the following approximate area:

Ground Floor 2,336 sq ft (217 m<sup>2</sup>)

### RENT

Upon application

### LEASE

Available by way of a new Fully Repairing and Insuring lease for a term to be agreed.

### RATES

The property is yet to be assessed for business rates. All interested parties are advised to make their own enquiries to Shepway District Council.

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

### FOR VIEWINGS PLEASE CONTACT

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**Subject to contract**



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