

HAWKINGE

UNITS 1 & 2 TERLINGHAM FORUM, CT18 7RU



LOCATION

The village of Hawkinge is located just north of the M20 and Folkestone, with Canterbury 15 miles to the north and Dover eight miles to the east.

The available units are centrally located on a parade within the Terlingham Forum, an out-of-town mixed development site which comprises of four blocks containing ground floor retail units and offices below residential accommodation. The site is situated directly adjacent to Spitfire Way (A260) less than one minute drive from the A20.

The parade currently includes **The Cook's Table Coffee Shop**, **Hawkinge Veterinary Surgery**, **Vision Pharmacy**, **Elite Flow Carpets**, **Lloyd Adams Beauty** and a convenience store and is adjacent to an **Aldi** supermarket.

ACCOMMODATION

The properties are arranged over ground floor, with the approximate following areas and dimensions:

Unit	Size sq m	Size sq ft
Unit 1	74.04	797
Unit 2	116.68	1,256

The units are finished to a shell and core specification.

TERMS

Occupational leases for a term of years to be agreed, or a long leasehold for the remainder of a 999 year term are available for each unit, with the following rents:

Unit	LLH Price	Annual Rent
Unit 1		SOLD
Unit 2	£150,000	£15,000

SERVICE CHARGE

Unit 1 £1,694.80 pa

Unit 2 £

£2,883.41 pa

Please note these are approximate and for guidance only.

ENERGY PERFORMANCE CERTIFICATE

Copies of the EPCs are available on request.

RATING ASSESSMENT

The properties have not yet been assessed for rating purposes.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACTS

For further information or to arrange an inspection of the property please contact sole agents:-

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 Alex Standen

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Subject to Contract and VAT (if applicable)











