LIDL FOLKESTONE

SHELLONS STREET | FOLKESTONE | CT20 1BP

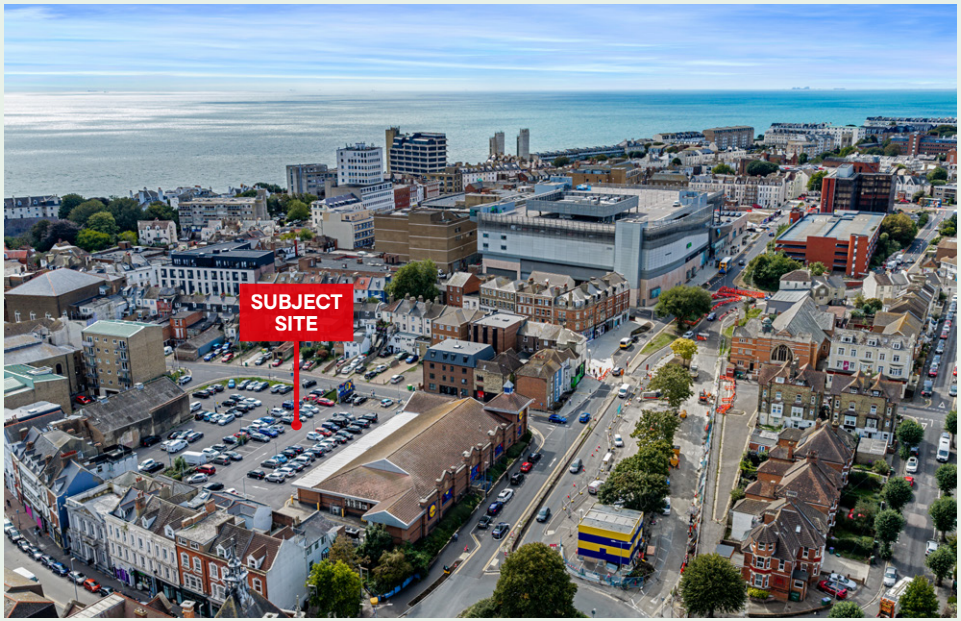
FOR SALE / TO LET

AVAILABLE WITH VACANT POSSESSION Q1 2028



- **Prime 0.91 acre South Coast development opportunity available Q1 2028**
- **55 dedicated car parking spaces**
- **Existing 12,561 sq ft store (GIA)**
- **Existing food consent**
- **Available for a variety of uses – subject to planning**





LOCATION

Folkestone sits on the south-east coast of Kent, around 70 miles south-east of London and 6 miles to the west of Dover. It serves as a key transport hub, connecting the UK to Mainland Europe via the Eurotunnel.

The existing population in Folkestone's Primary Retail Market Area is estimated to be c. 90,000 people according to PMA (Property Market Analysis LLP) with there projected to be above average population growth until 2030.

The subject site is situated in a prominent location within Folkestone town centre, on Shellons Street, which functions as a main thoroughfare in the local road network.

DESCRIPTION

The site is c. 0.91 acres in size and available with vacant possession in Q1 2028, following relocation to a new, full-specification store.

The property is arranged over one floor, with c. 12,561 sq ft (1,166 sq m) at ground and benefitting from a dedicated 55 space car park, accessed via St Eanswythe Way. There is further car parking available immediately adjacent to the site in the Shellons Street Pay & Display Car Park.

The store is currently serviced by a recessed loading bay on the eastern elevation.



Red line shown for indicative purposes only













PLANNING

The site sits within the jurisdiction of Folkestone and Hythe Local Planning Authority and is located within the designated town centre area.

SITE INFORMATION

Further information is available on request.

BUSINESS RATES

Rateable Value (2026/27): £198,000

UBR (2026/27): £0.43

Rates Payable: £85,140 pa

Interested parties are advised to make enquiries with the Local Authority to confirm their rates liability or any entitlements for relief of concession.

TENURE / OPPORTUNITY

We are seeking offers for the Freehold and Leasehold interest in the property, on an unconditional and conditional basis (subject to terms).

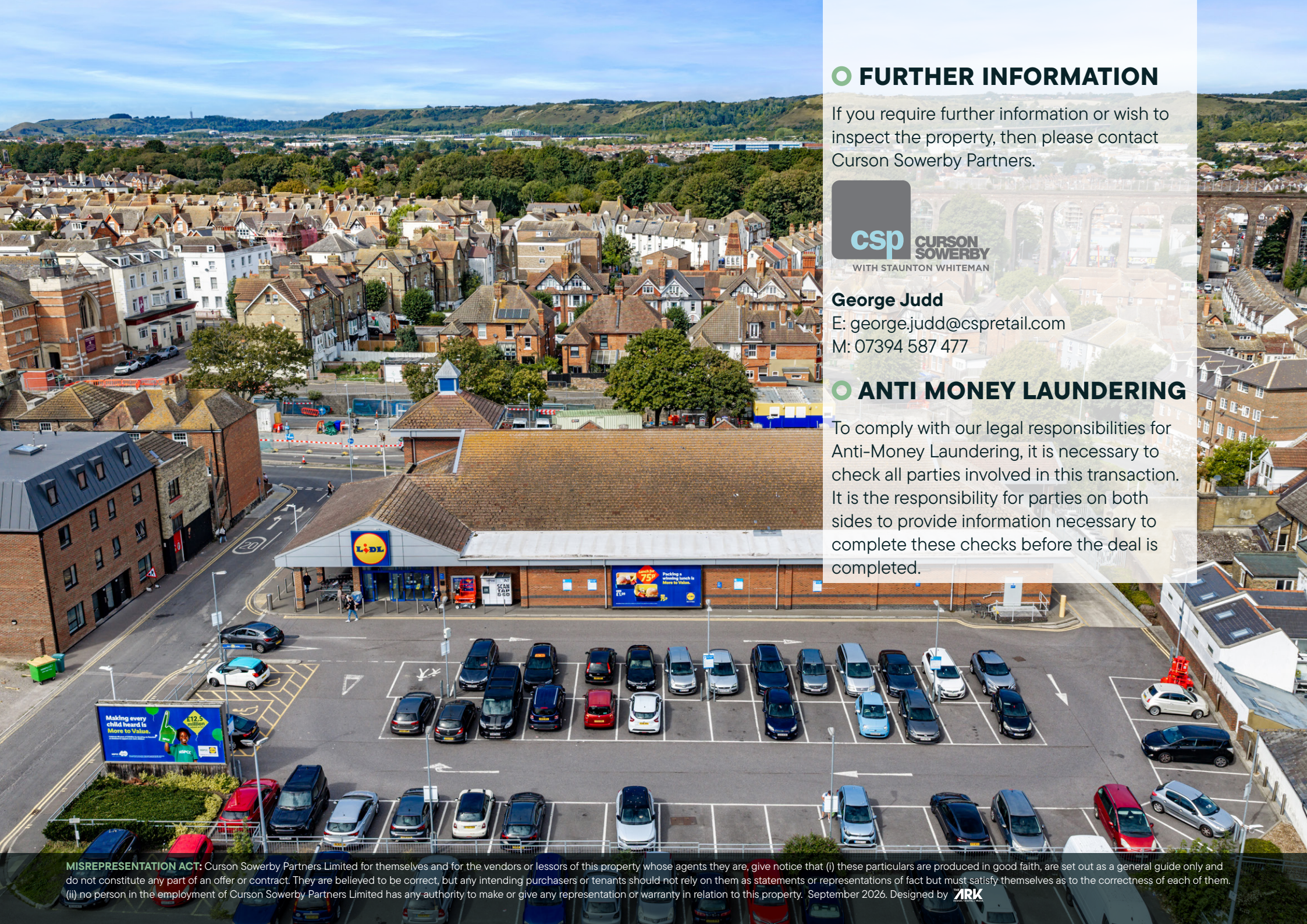
It is expected that the property will be available with vacant possession in Q1 2028, following full relocation to a new site.

PRICE / RENT

Available upon application.

VAT

The property has been elected for VAT.



FURTHER INFORMATION

If you require further information or wish to inspect the property, then please contact Curson Sowerby Partners.

csp CURSON SOWERBY
WITH STAUNTON WHITEMAN

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

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