



BOUVERIE PLACE

FOLKESTONE

PRIMARK®

T.K. maxx®



**SPORTS
DIRECT**

next





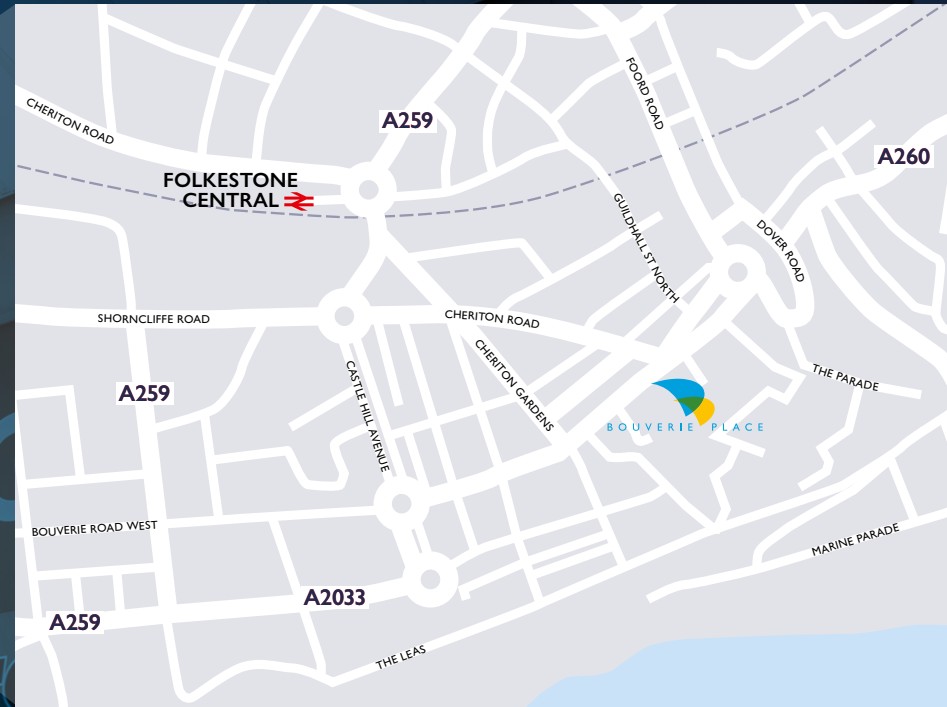
**THE DOMINANT RETAIL
OFFERING FOR FOLKESTONE**



- Folkestone's primary town centre retail scheme
- 256,000sq ft of retail and food accommodation
- Anchored by a 86,000 sq ft **ASDA**
- 570 space onsite car park
- Other non-food anchors
PRIMARK **T.K.maxx** **SPORTS DIRECT** **next**
- Footfall 4.2 million



THE NUMBERS



- The coastal town of Folkestone is situated in Kent approximately 6 miles south west of Dover and 70 miles south east of London.
- Adjacent to the town's bus station with regular services between Ashford and other nearby towns.
- Served by two rail stations, Folkestone Central & Folkestone West, with regular services to London and a high speed commuter service to London Charing Cross as well as local networks and Ashford International Station.
- Folkestone Central Station is c.400m from Bouverie Place.



THE LOCATION



- Folkestone is the principal town in the Shepway District of Kent with a population of **64,477** and a primary catchment population of **35,587**.
- **Above average** levels of “Affluent Greys and Aspiring Singles”. The surrounding rural areas have a population that fall within Acorn’s “**Wealthy Achievers**” who have high levels of disposable income.
- **£252 million** estimated total tourism value of Folkestone and Hythe.
- The forecast change in the available pool of retail spending is expected to be **better than average** over the forecast period, end 2022–2027.
- Total retail spending levels are comparable with the PROMIS average.

THE CATCHMENT

FOLKESTONE AWARDED £19.8M LEVELLING UP FUNDING



For full details of levelling up improvements to be made [click here](#)

THE REGENERATION

Unit 17: Accommodation

Ground: 9,806 sq ft

First: 8,600 sq ft

Can be let as a whole or can be split
to create:

Ground Floor

17A: 5,617 sq ft

17B: 3,034 sq ft

First Floor

17C: 8,600 sq ft



CGI of proposed Unit 17 split



UNIT AVAILABILITY

TERM

The units are available on new leases for a term to be agreed.

SERVICE CHARGE

Details available upon request.

RATES

The units are currently being assessed.

EPC

Available upon request.

CONTACT

Strictly by appointment through sole agents.

green&partners

Adam Bindman

07825 442413

adam.bindman@greenpartners.co.uk

Ben Sykes

07572 075103

ben.sykes@greenpartners.co.uk



THE DETAILS

MISDESCRIPTIONS ACT 1967 AND PROPERTY MISDESCRIPTIONS ACT 1991 These particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering into any contract.

January 2024. Designed by **ARK**
DESIGN PARTNERS