



# BOUVERIE PLACE

## FOLKESTONE

PRIMARK®

T.K. maxx®



**SPORTS  
DIRECT**

next







# THE DOMINANT RETAIL OFFERING FOR FOLKESTONE



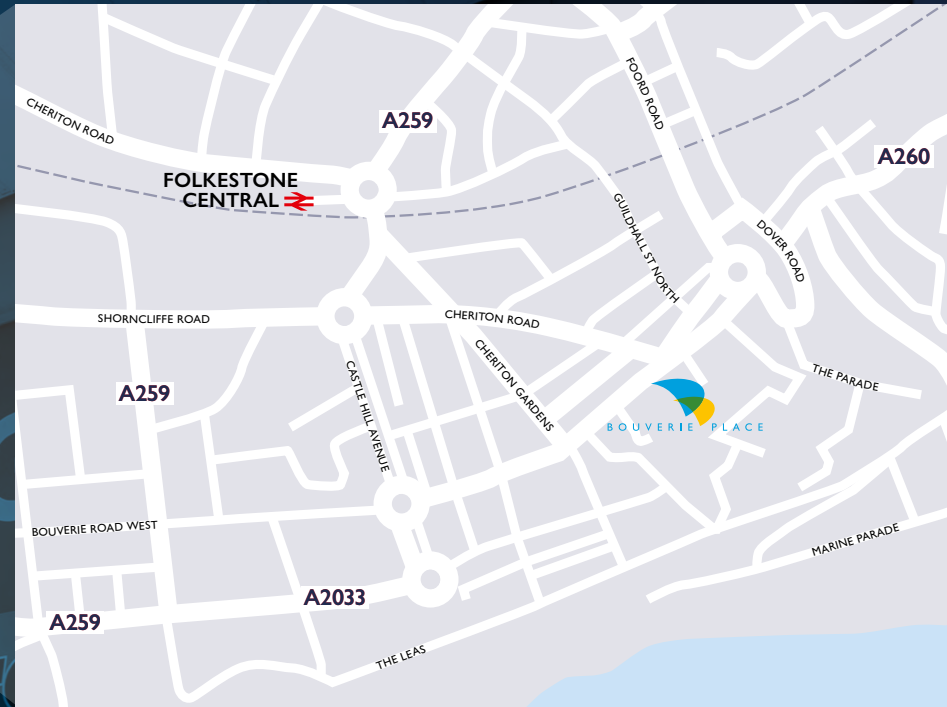
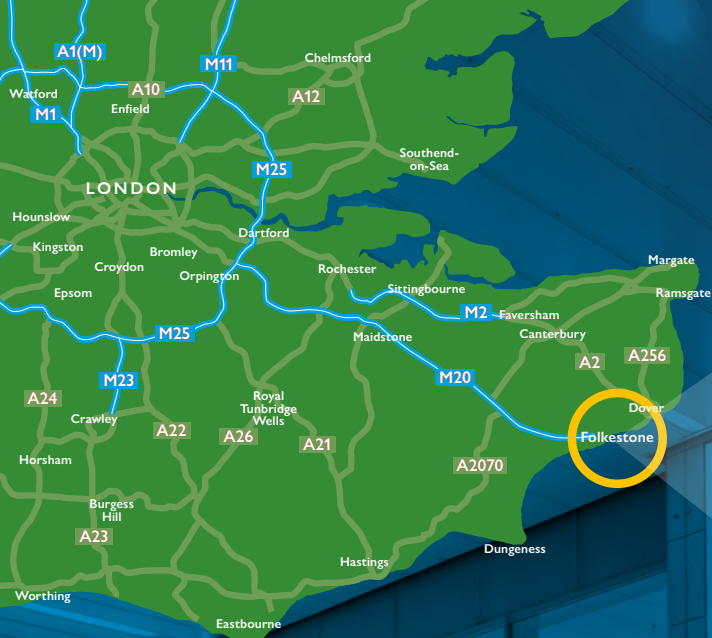


- Folkestone's primary town centre retail scheme
- 256,000sq ft of retail and food accommodation
- Anchored by a 86,000 sq ft **ASDA**
- 570 space onsite car park
- Other non-food anchors  
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- Footfall 4.2 million



# 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



# 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



# 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.

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THE DETAILS