



## 26-30 SANDGATE HIGH STREET

**£15,000 per annum**

An opportunity to rent a well established restaurant location in Sandgate.

Contact Motis Estates Commercial Estate Agents and Chartered Surveyors in Folkestone - 01303 212020



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# 26-30 Sandgate High Street CT20 3AP

**Prominent Location , Restaurant Use , Ground & Basement ,  
Established Restaurant**

## **Description**

A prominent commercial restaurant on a long lease situated in Sandgate, near Folkestone. Conveniently located in Sandgate High Street, the freehold property consists of a commercial ground floor unit with a basement for storage totalling 2,259 sq ft.

The property is situated within a convenience of local curio shops, independent restaurants and the beach in Sandgate with the nearby town of Folkestone being easily accessible. The local bus network runs services along the coast, whilst Folkestone Central provides a high speed train service into Central London as well as regional mainline rail links across Kent.

Folkestone has a number of regeneration projects with the development of Folkestone Seafront with over 700 apartments and the town of Otterpool as a new Garden Town in the next 25 years. [www.folkestoneseafront.com](http://www.folkestoneseafront.com) and [www.otterpoolpark.org](http://www.otterpoolpark.org)

The property itself consists of approx 1,660 sq ft of ground floor space which is a restaurant and fully fitted kitchen.

The property is let on a 15 year lease from 21st January 2020 at an initial rent of £15,000 per annum. A copy of the lease can be provided upon request.

The property benefits from a fully fitted kitchen with extractor and tables and chairs within the restaurant area. A fully inventory can be supplied upon request.

The property has gas central heating system with the boiler a year old.

Business Rates: £14,750 Rateable Value with effect from 1st April 2023

Services: We understand mains drainage, water, gas and electricity are connected to the premises.

Commercial Energy Performance Certificate: Pending

In England and Wales, under the new legislation, from 1st April 2018 any commercial property that has an EPC of lower than an 'E' cannot be rented out to new tenants, or renew any existing tenancy contracts until at least an 'E' rating is obtained. From April 2023, MEES will apply to all existing commercial leases. The tenant is in the process of improving the EPC rating.

Rent: £15,000 per annum.

Premium: £30,000 for the lease including fixtures and fittings.

VAT: We understand that VAT is not applicable however we recommend you seek advice.

Legal Costs: Each party to pay their own legal costs.

Viewings Strictly by appointment through Motis Estates Commercial Agents in Folkestone - 01303 212020 or [commercial@motis-estates.com](mailto:commercial@motis-estates.com).

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

IMPORTANT NOTICE FROM MOTIS ESTATES Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

**Postcode** CT20 3AP

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004866

**Opening Hours:**

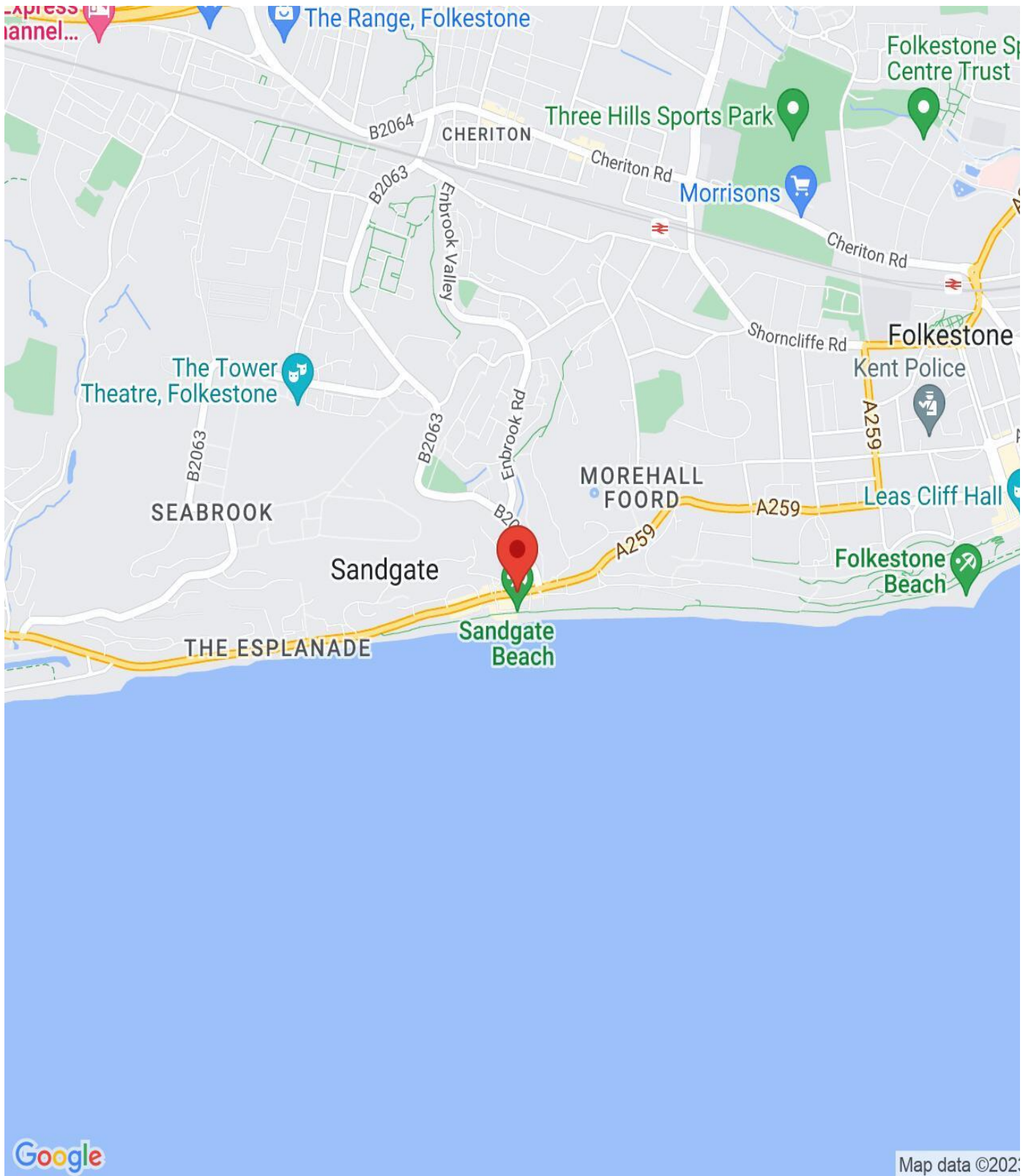
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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