



56-60 SANDGATE HIGH STREET, FOLKESTONE

£1,333 per month

A shop/office prominently located in Sandgate High Street which has been an antiques shop for a number of years.

Available from March 2025



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56-60 Sandgate High Street Folkestone CT20 3AP

**Prominent , Large Window Frontage , Good condition ,
March 2025**

Description

Conveniently located in Sandgate High Street, the property consists of a commercial ground floor retail/office space of 899 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 and www.otterpoolpark.org

The property itself consists of approx 899 sq ft of ground floor space with a kitchen to the rear and a w.c in the retail area. The property is available on flexible lease terms at an initial rent of £16,000 per annum from March 2025.

The property benefits from three rooms at the front of the property adjacent to each other both with carpet throughout and electric heating, through the second room, there is a space at the rear which is being used as an office, adjacent is an additional retail area. The property has mix of LED lighting and electric heating, there is no gas supply. Some original features still remain in the property.

Business Rates: £9,000 Rateable Value with effect from 1st April 2024

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

Commercial Energy Performance Certificate: 92 (D) 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.

Rent: £16,000 per annum (£1333.33 PCM)

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

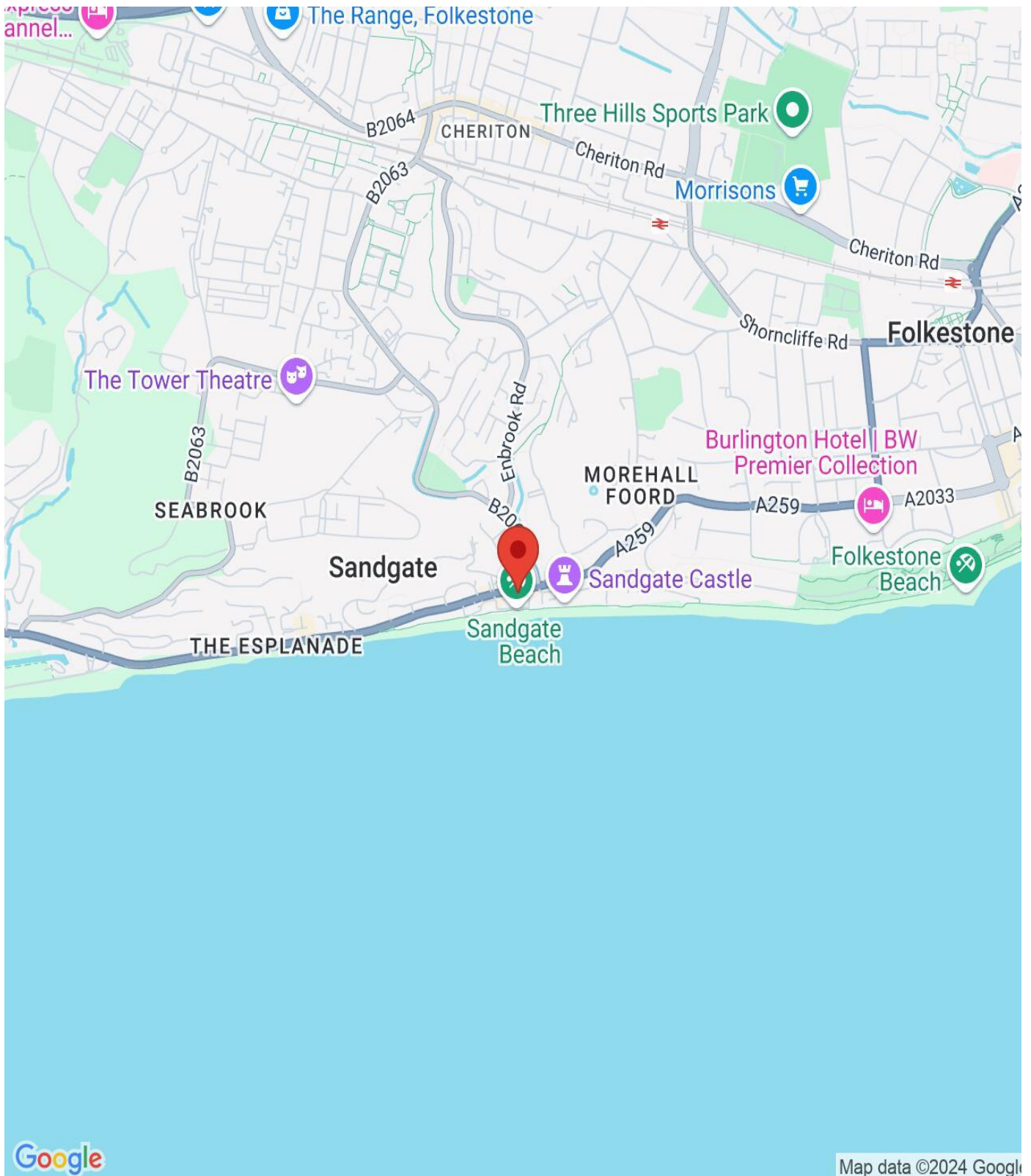
Viewings Strictly by appointment through Motis Estates Commercial Agents in Folkestone - 01303 212020 or commercial@motis-estates.com.

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.







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