



17 SANDGATE HIGH STREET, FOLKESTONE

£120,000 Leasehold

A shop/office prominently located in Sandgate High Street ideal for an investment or owner occupier.



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17 Sandgate High Street Folkestone CT20 3BD

Prominent , Large Window Frontage , Good condition

Description

Conveniently located in Sandgate High Street, the property consists of a commercial ground and basement retail/office space of 897 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 897 sq ft of ground and lower ground floor space with a kitchen and w.c within the lower ground floor.

Zone "A" 24.40 sq m 263 sq ft
Kitchen 9.10 sq m 98 sq ft
Storage 18.30 sq m 197 sq ft
Basement 31.50 sq m 339 sq ft

The property is available on a long leasehold of more than 125 years.

The property benefits from a large open space on the ground floor which has been divided to form a private office at the rear. The property has high ceilings and LED panels with electric panels as heaters. The lower ground is useful storage space and has a w.c, store and a kitchen area.

Business Rates: The property is not currently assessed for Business Rates. Services: We understand mains drainage, water and electricity are connected to the premises.

Commercial Energy Performance Certificate: Expired

Guide Price: £120,000 (no VAT)

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.

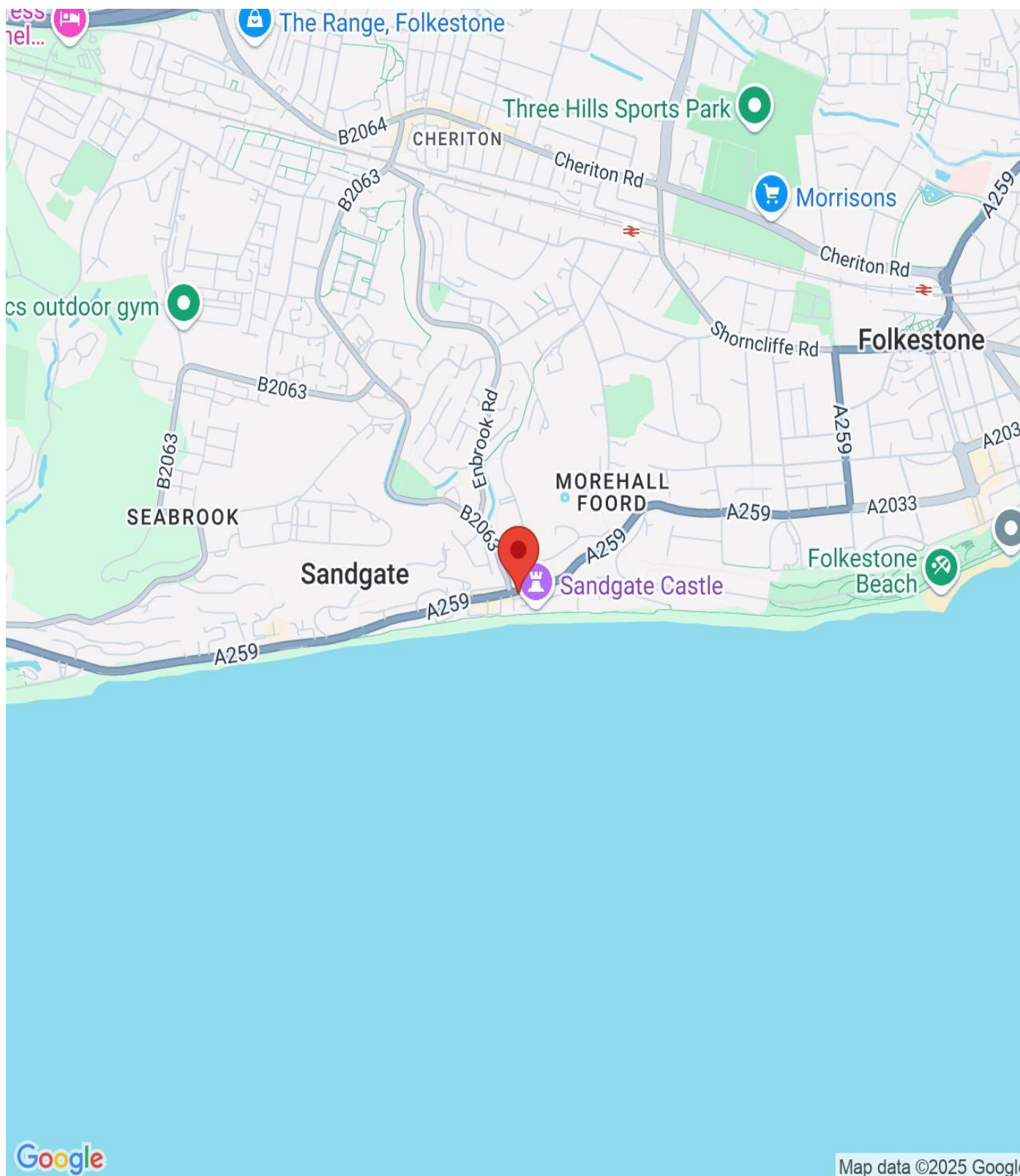
Tenure Leasehold

Postcode CT20 3BD









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