



91 SANDGATE ROAD, FOLKESTONE

Sandgate Road, Folkestone, Folkestone, CT20 2BQ

TOWN CENTRE LOCATION

CLOSE TO BUS STATION

INVESTMENT

999 YEAR LONG LEASEHOLD

£200,000 Leasehold



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91 Sandgate Road Folkestone CT20 2BQ

**TOWN LOCATION , CLOSE TO BUS STATION , INVESTMENT , 7.75%
YIELD**

Description

Motis Estates are proud to offer a commercial shop on Sandgate Road opposite KFC and Savers in the centre of Folkestone.

The vendor will offer the buyer the benefit of a new 999 year long leasehold for the commercial premises on ground and basement levels, including a rear courtyard.

The long leasehold has been designed to make the property fully tax compliant to be purchased and held within a SSAS or a SIPP. No ground rent will be charged. The commercial premises has the benefit of an existing 10 year lease running until 14th July 2029 at a rent of £16,000 per annum. There is no tenant break clause.

The lease is outside the provisions of the Landlord and Tenant 1954 act. A copy of the commercial lease is available upon request.

The shop also benefits from being under the threshold for Small Business Rates Relief and has paid a deposit of £3,500, which will be transferred to the buyer on completion.

There are a number of Estate Agents, Barbers and other retail stores within the vicinity. There is free parking for customers on the street outside the shop for 2 hours.

USE: Any use within Class E of the Town and Country Planning Act (Use Classes) Order 1987. From a search of the Valuation Office website we have identified a Rateable Value of £10,250 with effect from 1st April 2026.

Energy Performance Certificate: C (65) valid until March 2036

Offers in the region of £200,000 (VAT is not applicable to this sale).

Viewings available with Motis Estates Chartered Surveyors in Folkestone via 01303 212020

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 2BQ

Viewings Strictly by appointment only -
Property Reference MOTIS_009106

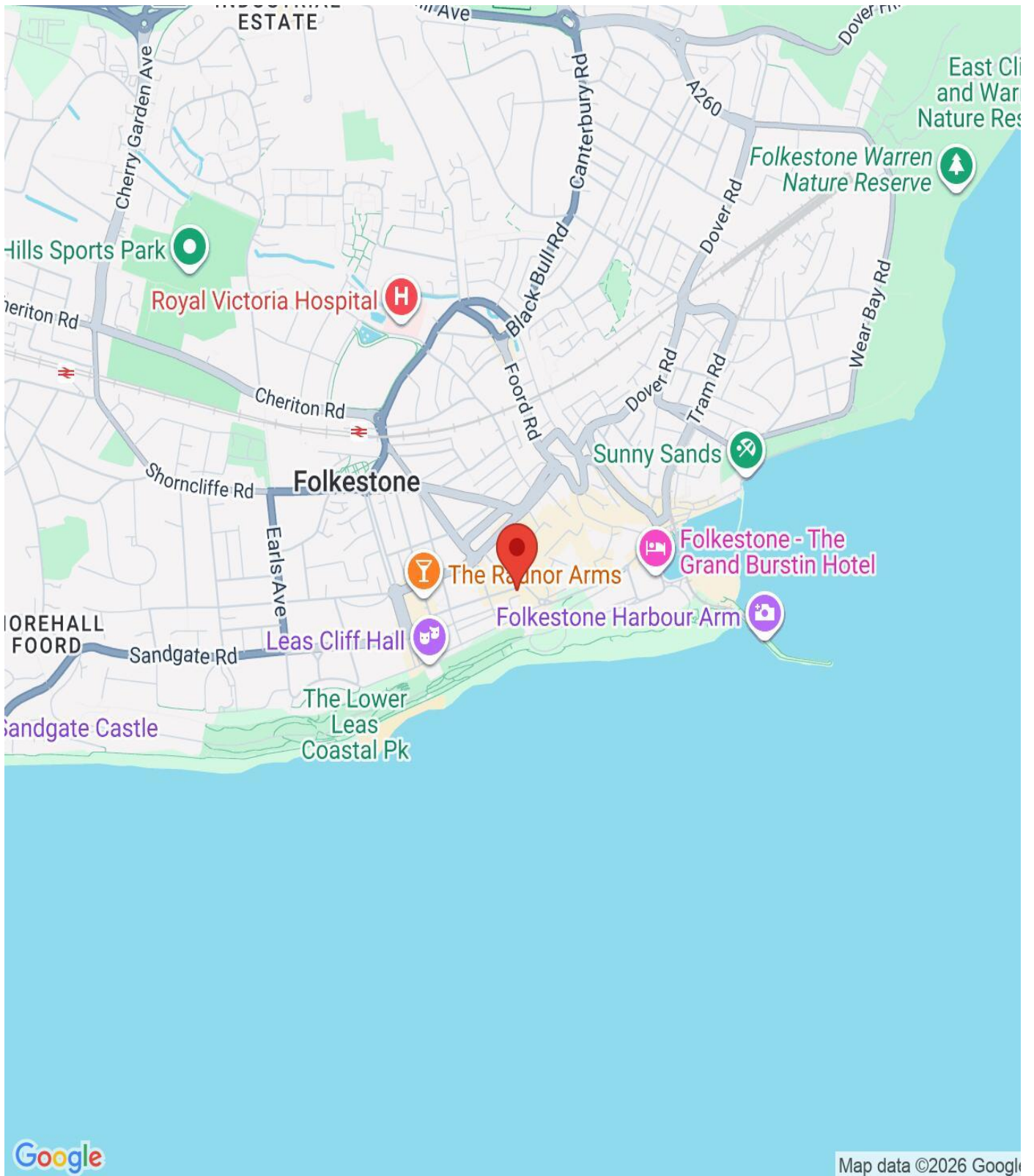
Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00







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