



THE PROVIDENCE INN, 47-49 SANDGATE HIGH STREET, FOLKESTONE

£1,666 per month

An exciting opportunity to rent a well established Grade II Listed pub with restaurant in the heart of Sandgate with a 4 bedroom flat above.

Free of Tie Pub in Sandgate, Kent.



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The Providence Inn, 47-49 Sandgate High Street Folkestone CT20 3AH

Description

A prominent Grade II Listed commercial pub with no ties with a fully fitted kitchen at the rear in Sandgate, near Folkestone. Conveniently located in Sandgate High Street, the property consists of a commercial ground floor with tables, chairs and bar equipment for approx 40 covers, a fully fitted kitchen to the rear with side access and a 4 bedroom flat accessed through the pub.

The four bedroom flat is of a good size and benefits from a kitchen, living room and three rooms on the first floor. There are also further rooms in the eaves. The upper parts requires modernisation.

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 4,842 sq ft of space over three floors. The property benefits from a fully fitted kitchen with extractor and tables and chairs within the restaurant area. The pub is free of tie and and benefits from being fully fitted and therefore ready to commence trading.

Business Rates: £7,200 Rateable Value with effect from 1st April 2024

Council Tax Band: A (00076305004509)

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

Commercial Energy Performance Certificate: Exempt as Grade II Listed

Lease Terms: Minimum 5 Year Term

Rent: £20,000 per annum for Year 1. The Rent to be discussed regarding the remaining years.

Landlord Works: The Landlord to discuss the potential of splitting the upper parts into a self contained unit with the incoming tenant with the potential of a Joint Venture.

VAT: We understand that VAT is applicable however we recommend you seek advice.

Legal Costs: The Tenant to contribute £750 plus VAT towards the Landlord legal fees.

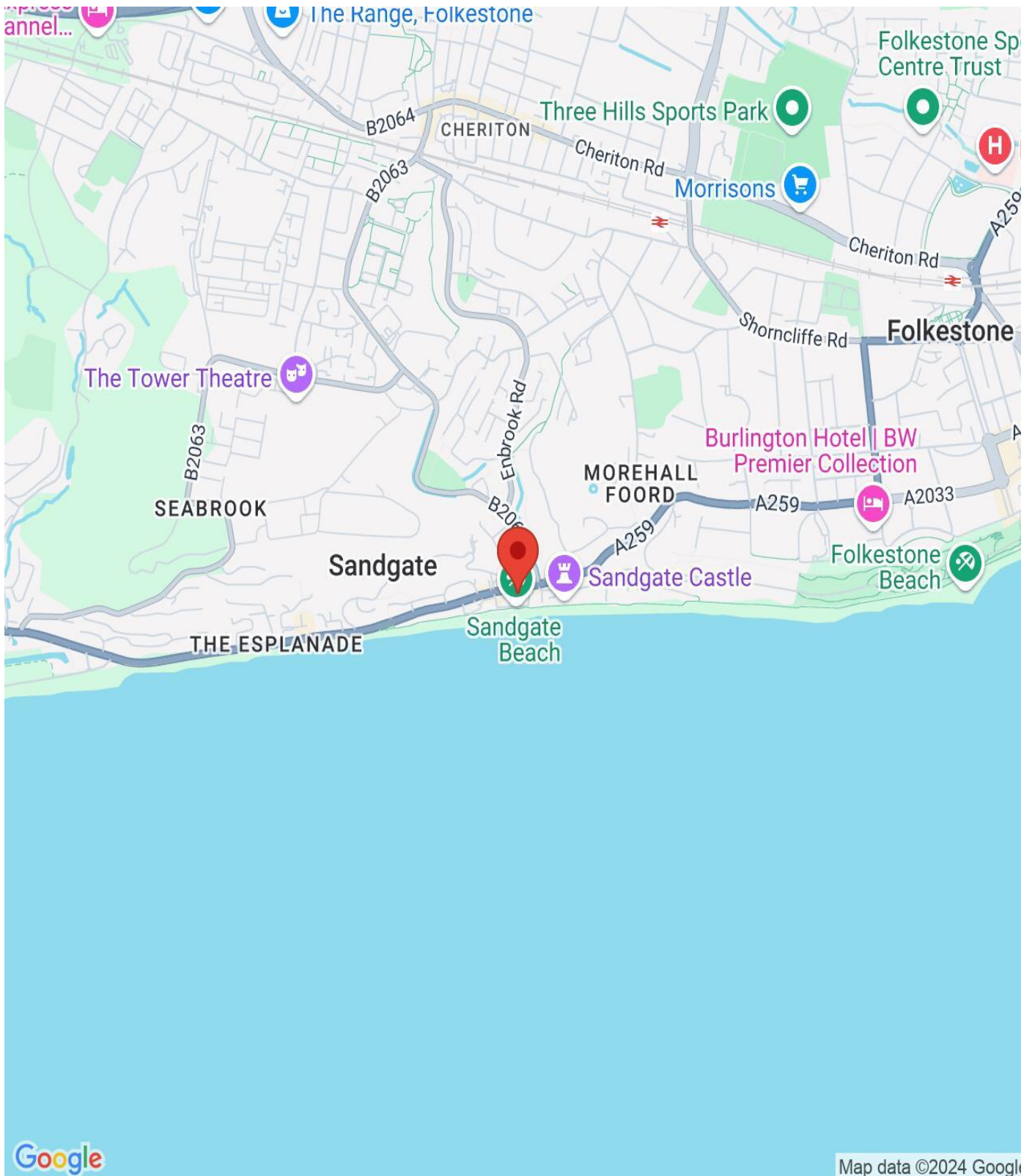
Viewings Strictly by appointment through Motis Estates Commercial Agents in Folkestone - 01303 212020 or commercial@motis-estates.com.

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.









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