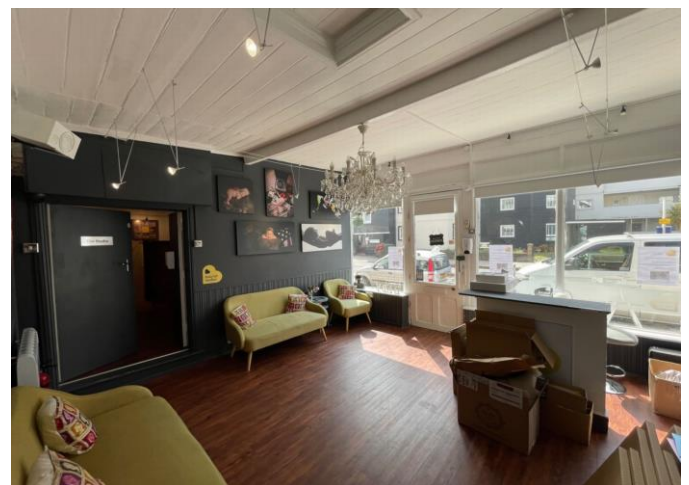




## 88A SANDGATE HIGH STREET, FOLKESTONE

£800 per month

A small shop/office prominently located in Sandgate High Street with a garden at the rear.



### Moving with Motis



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# 88a Sandgate High Street Folkestone CT20 3BY

**Prominent , Large Window Frontage , Garden , Redecorated ,  
New Heating**

## **Description**

Conveniently located in Sandgate High Street, the property consists of a commercial ground floor retail/office space of 782 sq ft with a garden to the rear. 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 782 sq ft of ground floor space with a kitchen to the rear and a w.c. There is also a garden to the rear which is part lawn/part patio and can be accessed via the shop. The property is available on flexible lease terms at an initial rent of £9,600 per annum. The property benefits from two rooms at the front of the property adjacent to each other both with wood flooring and new electric heating, through the second room, there is a space which is currently being used as a photography studio, adjacent is an additional office with a kitchen worktop and stainless steel sink. The property has LED lighting and electric heating, there is no gas supply. Some original features still remain in the property.

Business Rates: £5,100 Rateable Value with effect from 1st April 2023

Services: We understand mains drainage, water 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.

Rent: £9,600 per annum (£800 per annum)

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](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 3BY

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004461

**Opening Hours:**

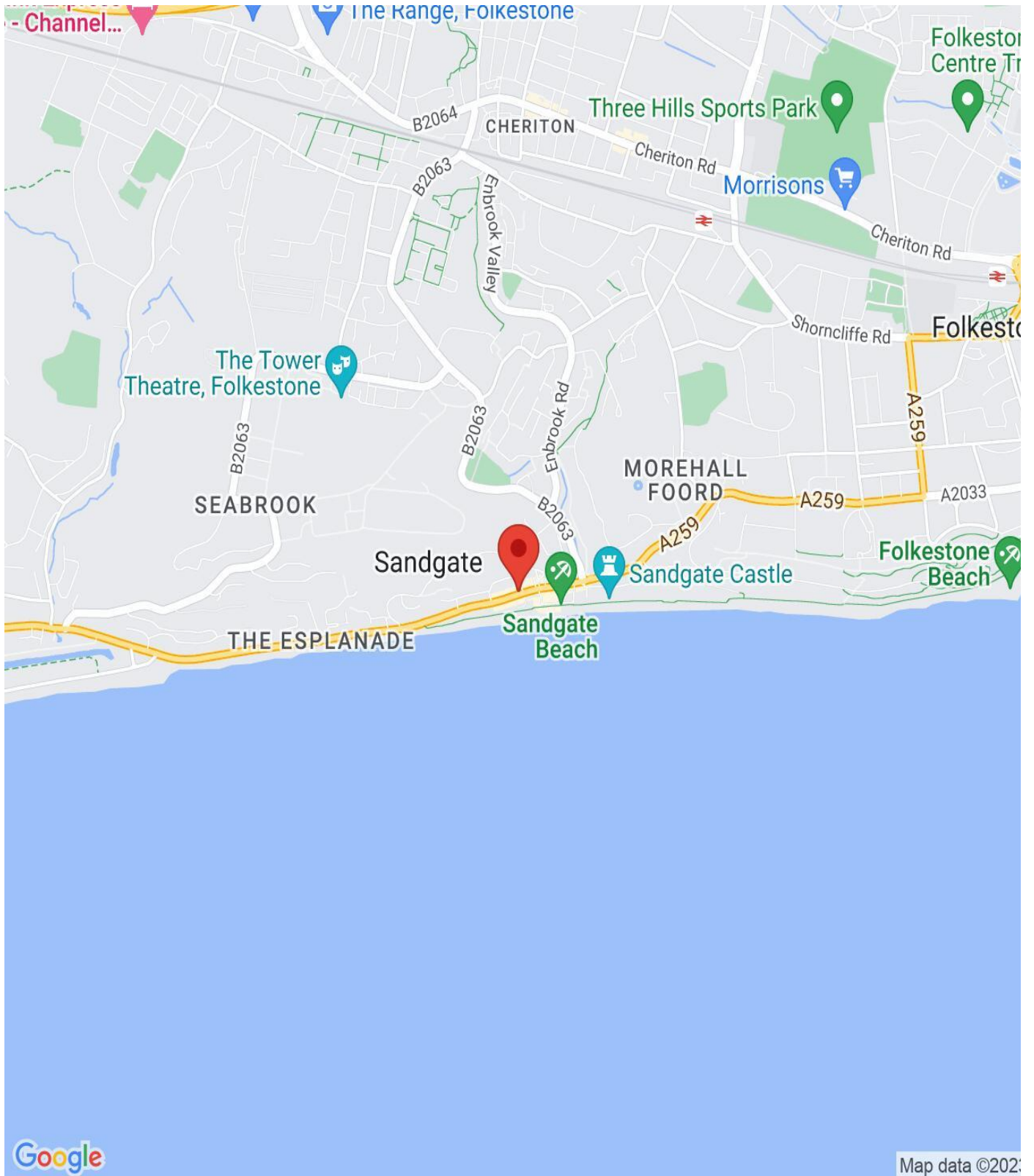
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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