



113 SANDGATE ROAD, FOLKESTONE

£1,000 per month

MOTIS ESTATES ARE PROUD TO OFFER A POPULAR RESTAURANT LOCATED IN A THRIVING BUSINESS LOCATION.

PREMIUM of £5,000 FOR FIXTURES AND FITTINGS



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113 Sandgate Road Folkestone CT20 2BL

**TOWN LOCATION , POPULAR RESTAURANT , CLOSE TO BUS
STATION , LARGE SHOP FRONT WINDOW , £5,000 PREMIUM ,**

Description

Motis Estates are proud to offer a popular restaurant unit within Sandgate Road adjacent to Papa Johns and Landau clothing store. There are a number of Estate Agents, Barbers and other retail stores within the vicinity, there is a small premium for the fixtures and fittings of £5,000.

There is a fully licenced bar with over 40 covers internally and 16 externally. The premises also benefits from a Premises Licence and a fully fitted kitchen to the rear with an extraction system.

The current tenant has relocated to a different venue close to Folkestone Central Station.

PREMIUM : £5,000 which includes all fixtures and fittings.

RENT: Assignment of the existing lease with a term of 10 years from 2021 with the current rent £1,000pcm. There is a break clause on the 5th anniversary of the lease. A copy is available upon request. A new lease can be agreed with the Landlord.

USE: Any use within Class A3 of the Town and Country Planning Act (Use Classes) Order 1987.

OUTGOINGS/ UTILITIES The tenants will be responsible for electricity, water and drainage and a contribution towards the insurance premiums paid and maintenance and upkeep of the building.

LEGAL COSTS Lease - The incoming tenant to be responsible for landlord's reasonable legal costs incurred in the assignment of a lease with a £3,000 deposit to be provided.

BUSINESS RATES From a search of the Valuation Office Website we have identified Rateable Value - £10,500 with effect from 1st April 2023. This property may qualify for small business rate relief. To seek to clarify, applicants are advised to contact the local authority Folkestone & Hythe District Council on 01303 853000

Energy Performance Certificate: 83 (D) Full Details available upon request.

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

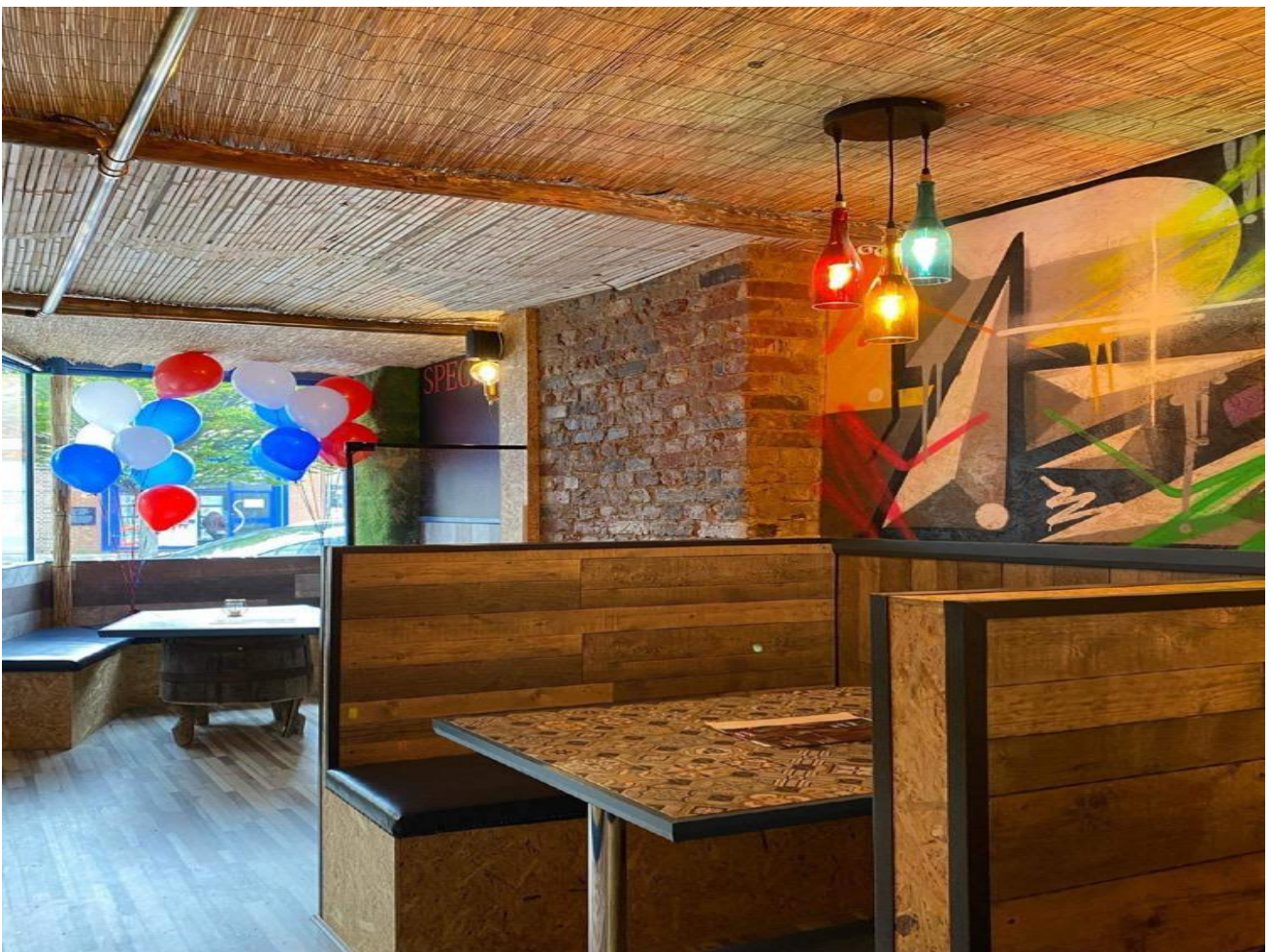
Postcode CT20 2BL

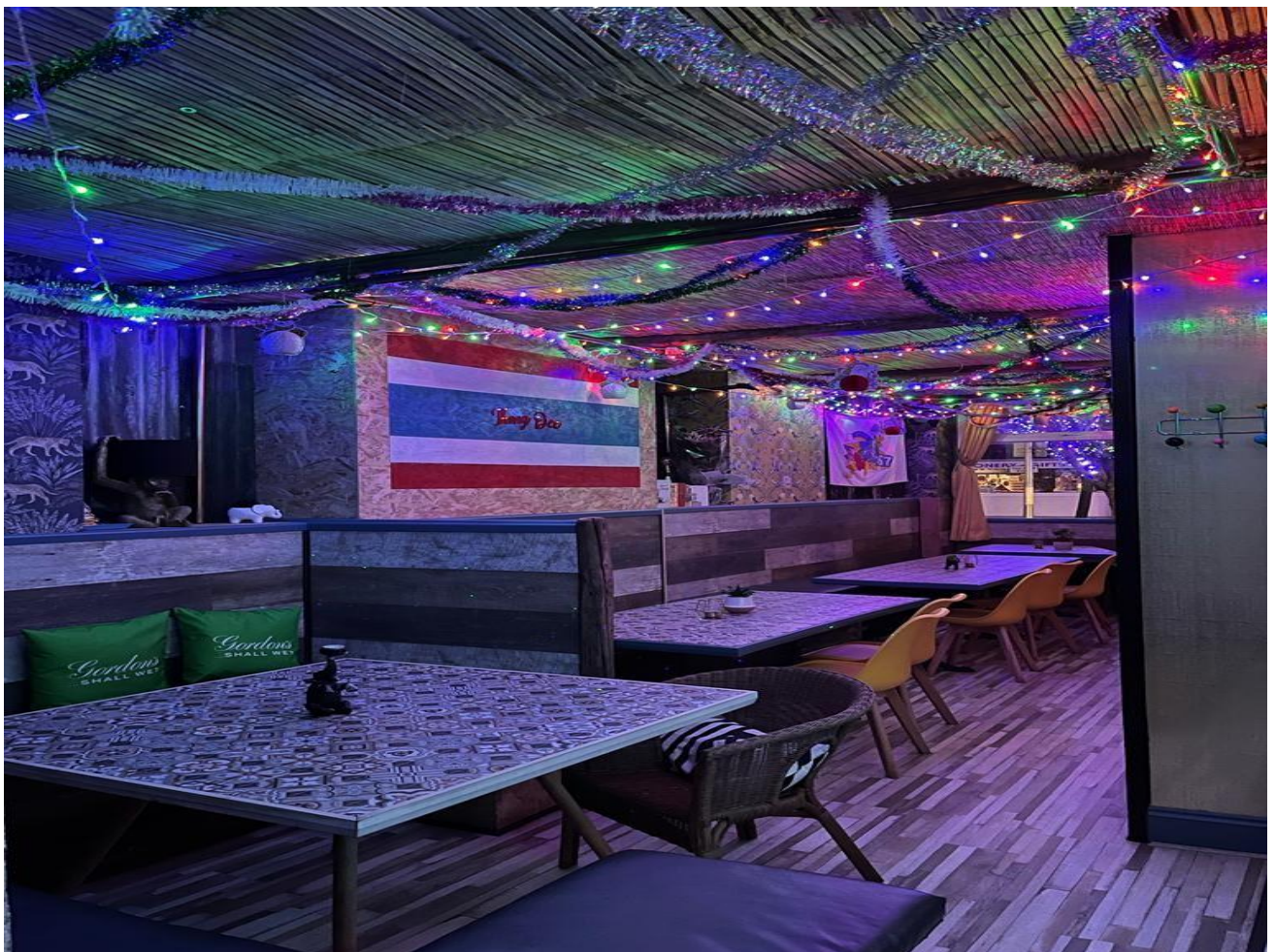
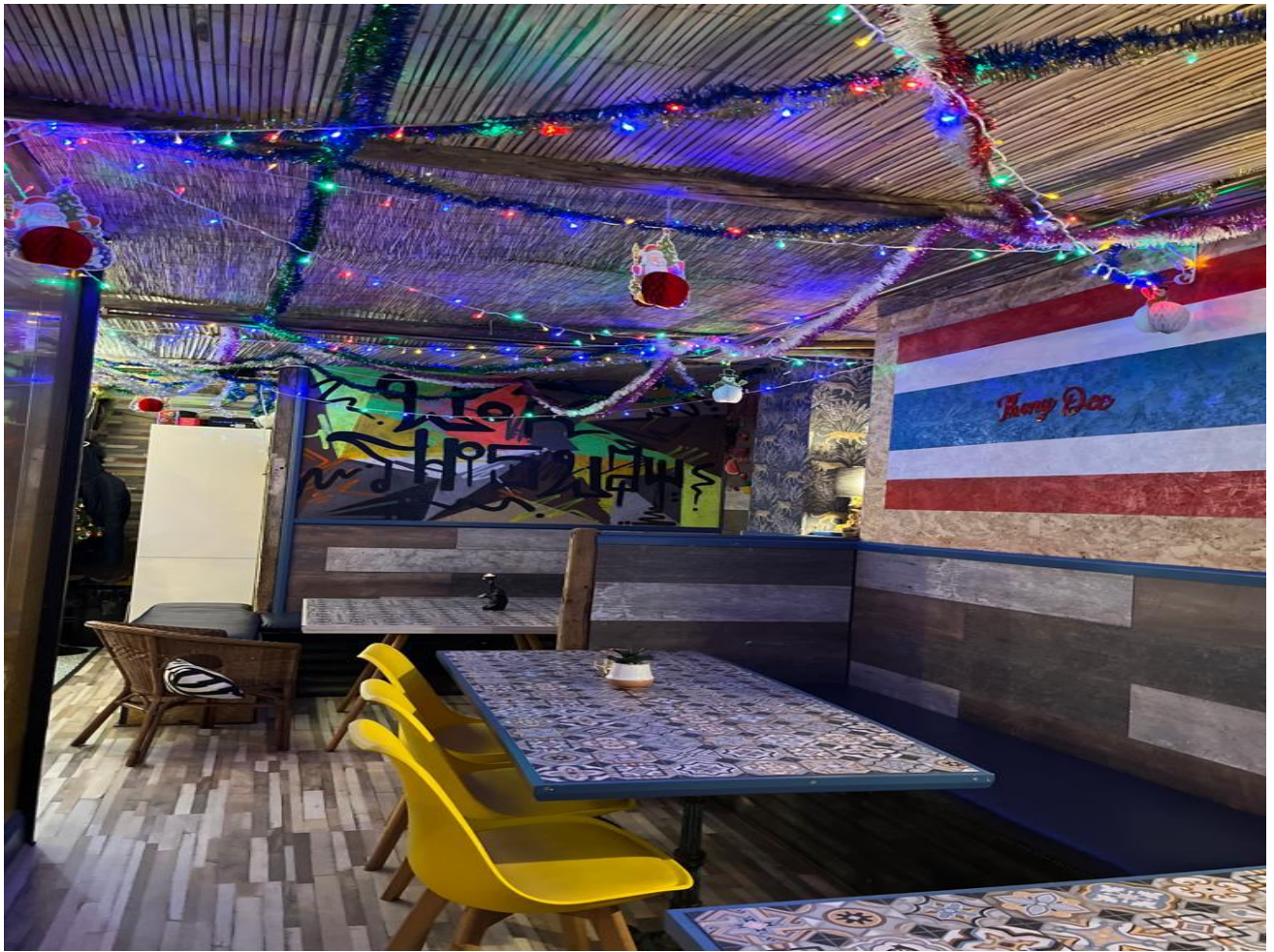
Viewings Strictly by appointment only -
Property Reference MOTIS_005047

Opening Hours:

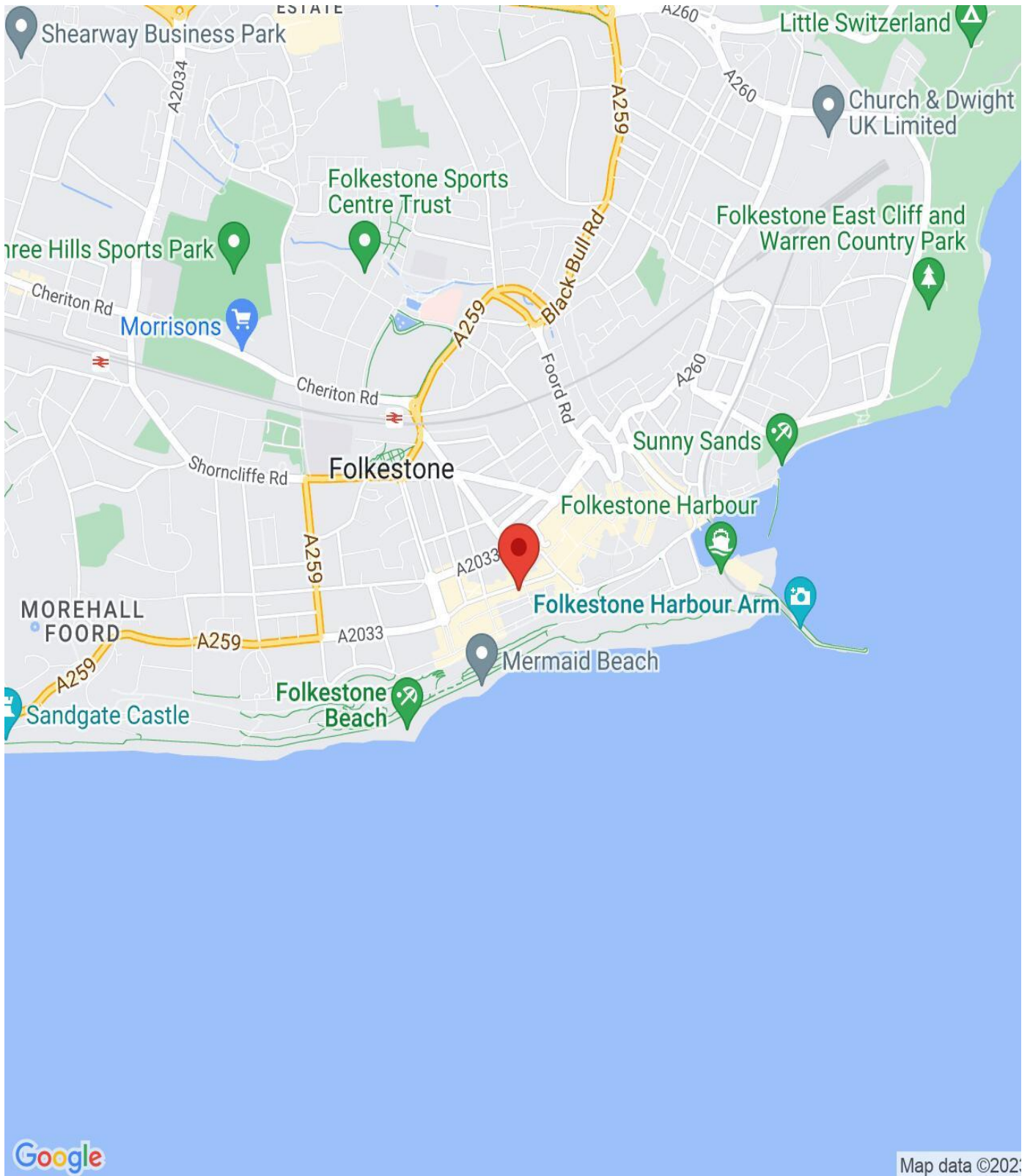
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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