



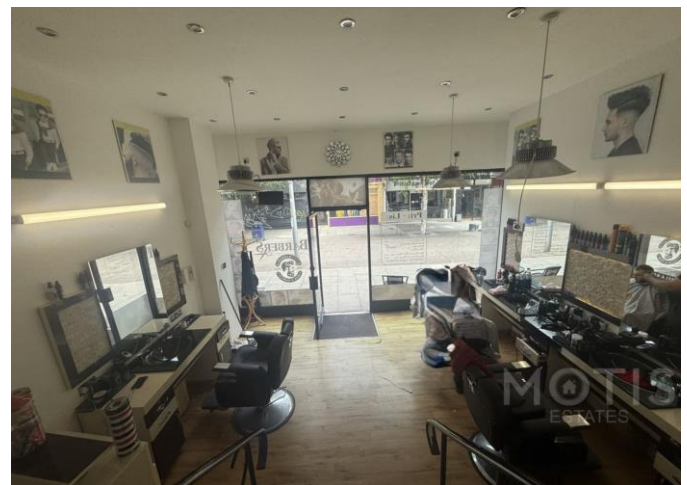
15 GUILDHALL STREET, FOLKESTONE

£325,000

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a mixed use property in the heart of Folkestone's town centre.

Total Rent: £25,200 per annum

Yield: 7.75%



Moving with Motis



15 Guildhall Street Folkestone CT20 1EA

**7.75% Yield , Mixed Use , Separate Entrance , New
Roof/External Works**

Description

Motis Estates are proud to advertise a prominent shop and three bedroom flat situated in the heart of Folkestone Town Centre in Guildhall Street with fantastic connections to local transport links, and Folkestone Central, taking you to London in less than an hour.

The property is close to the main through flow to the Folkestone Harbour Arm with more than 100,000 visitors a year. Situated in a good trading location within Folkestone town centre, with a variety of retail users in the vicinity including multiples such as beauty salons, barbers, coffee shops and restaurants. Folkestone Cinema is within 50m.

On street parking is available outside the premises for free after 6pm there are several public car parks including multi storeys within easy walking distance of the premises.

The property benefits from being in a good condition with a plasterboard ceiling with spotlights and hanging lights. There is laminate flooring throughout. There is a good sized waiting area at the rear and a w.c on the first floor. There is also a basement ideal for storage.

The property has been rendered and painted recently and a new roof.

The property comprises the following:

Shop

Basement- Basement, WC Ground Floor- Hair Dresser

Flat

First Floor- Kitchen, Living Room, WC

Second Floor- Two Bedrooms, Bathroom/WC

Loft Floor- One Bedroom

The basement and ground floor commercial shop is let on an agreement expiring 31st January 2027 at a rent of £900.00pcm from 1st August 2025.

The first and second floor is let on a standard AST from 1st April 2025 at a rent of £1,200pcm.

Total Rent: £2,100pcm (£25,200 per annum)

Yield: 7.75% Gross.

Rent Deposit: The standard 5 weeks is held for the residential tenant and £3,000 for the commercial tenant.

Use: E Use Class

Energy Performance Certificate: 56 (C) valid until April 2031 - Full EPC available upon request.

Services: Water, Drainage and Electricity

Rateable Value: £5,300 (Folkestone and Hythe District Council (2025/2026). Small Business Rates Relief eligible.

Council Tax: B

Viewing Strictly by appointment through Motis Estates Chartered Surveyors 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).

Tenure Freehold

Postcode CT20 1EA

Viewings Strictly by appointment only -
Property Reference MOTIS_007296

Opening Hours:

Monday - Friday 9.00 - 5.30

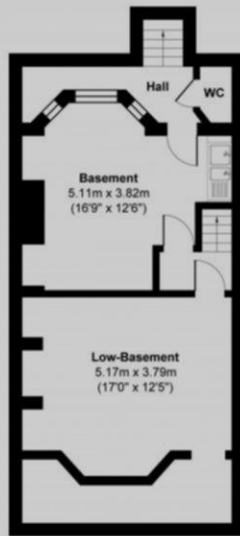
Saturday 9.00 - 3.00



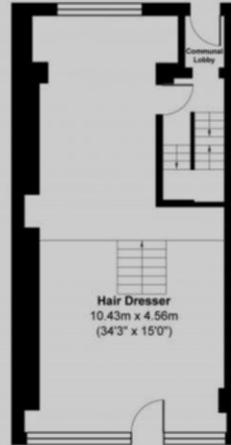




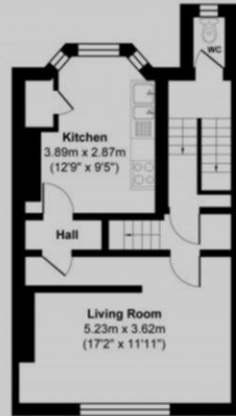
Approx. Gross Internal Area 216.3 sq M (2329 sq Ft)



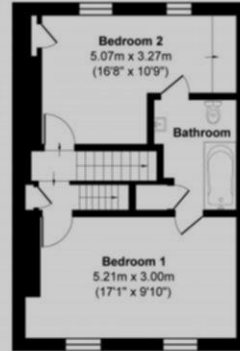
Basement



Ground Floor



First Floor



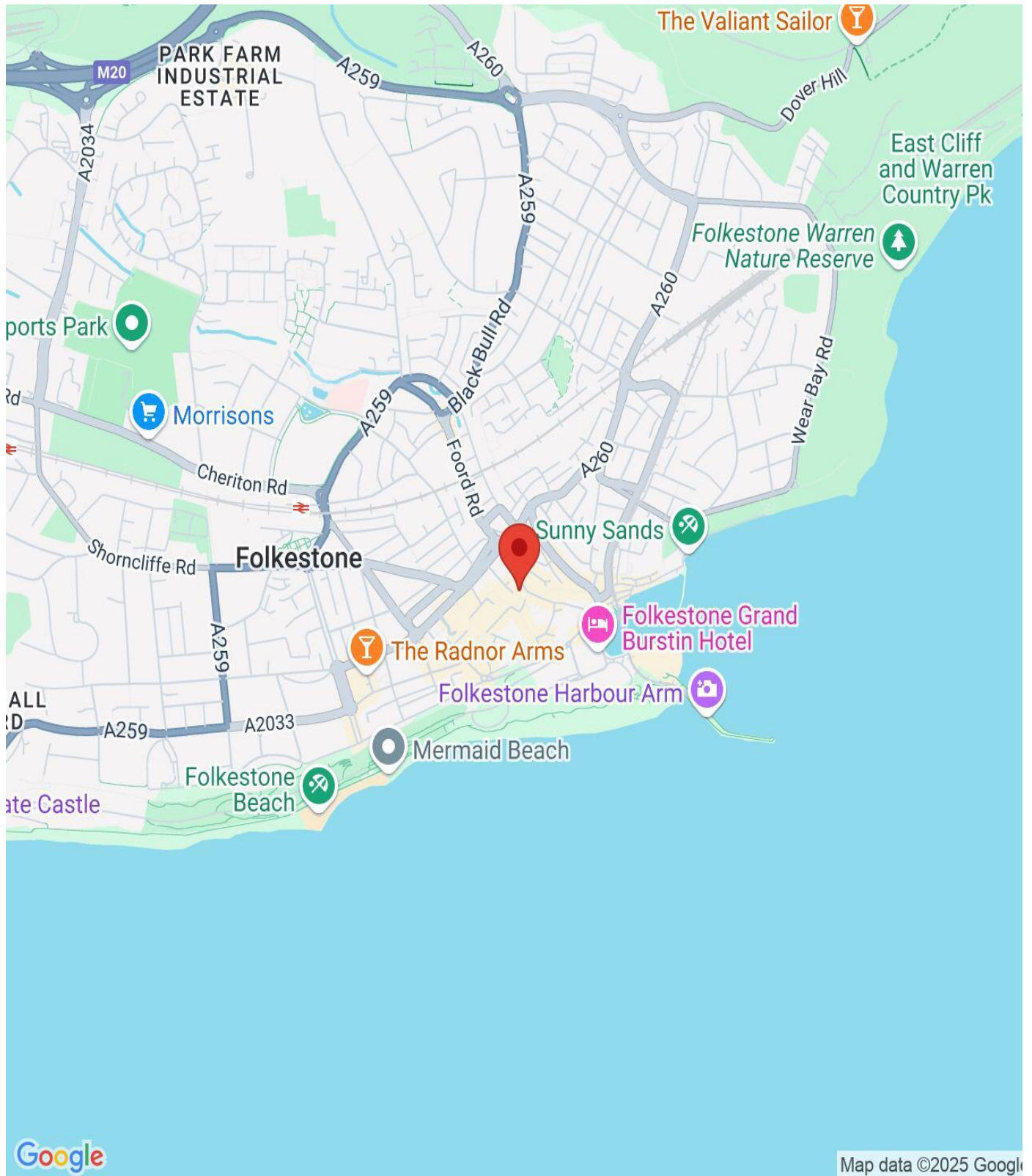
Second Floor



Loft Floor

MOTIS
ESTATES

Measurements are approximate and for illustration purposes only. while we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.
© @ modephotouk www.modephoto.co.uk



IMPORTANT NOTICE

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.