



99 SANDGATE HIGH STREET, SANDGATE

£1,000 per month

A large shop/office prominently located in Sandgate High Street with a large frontage and basement for storage.



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99 Sandgate High Street, Sandgate Folkestone, Kent, CT20 3BY

Prominent , Large Window Frontage , Corner Unit , Rustic Feel

Description

Conveniently located in Sandgate High Street, the property consists of a commercial ground floor retail/office space of 1011 sq ft including a basement. 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 718 sq ft of ground floor space with a kitchen/store to the rear and a w.c. There is a basement of 348 sq ft for storage only. The property has exposed brickwork and floorboards to aid the rustic look. There is an electric heater and LED lighting.

The property is available on flexible lease terms at an initial rent of £1,000 per calendar month.

2 Year Licence Agreement is available for a one off £200 plus VAT or a longer lease.

Business Rates: £6,900 Rateable Value with effect from 1st April 2023. The property is therefore eligible for small business rates relief.

Services: We understand mains drainage, water and electricity are connected to the premises. There is no gas supply in the shop.

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: £1,000 PCM 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.

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

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Property Reference MOTIS_007758

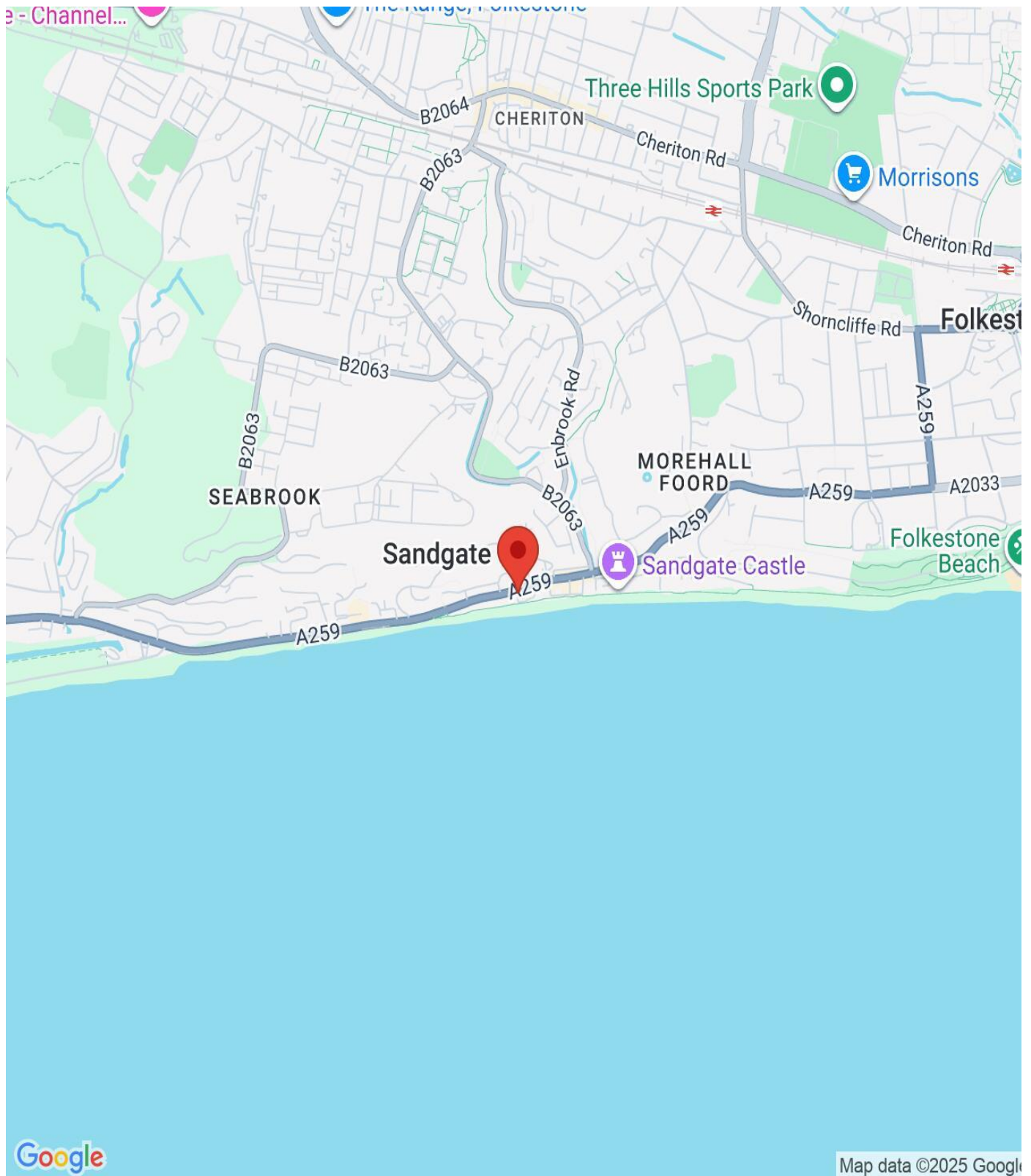
Opening Hours:

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00









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