



11 GUILDHALL STREET, FOLKESTONE

£275,000

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

3 Bedroom Flat and Shop

6.5% Yield



Moving with Motis



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11 Guildhall Street Folkestone CT20 1EA

6.5% Yield , Mixed Use , Separate Entrance

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, there is laminate flooring throughout. There is also a basement ideal for storage.

The property comprises the following: A five storey building. Ground floor, basement and rear garden Approx. 811 sq ft. (75.4 sq m)

On the first and second floors there is a 3 bedroom flat of 1151 sq ft. (107 sq m)

Flat First Floor- Kitchen, Living Room, Bathroom

Second Floor- Two Bedrooms,

Loft Floor- One Bedroom

The basement and ground floor commercial shop is let on an agreement expiring in April 2027 at a rent of £550 PCM

The first and second floor is let on a standard AST at a rent of £950 pcm from February 2025.

Total Rent: £1,500 PCM (£18,000 per annum) Yield: 6.5% Gross.

Rent Deposit: The standard 5 weeks is held for the residential tenant and £1,100 for the commercial tenant.

Use: E Use Class Energy Performance Certificate: Flat: 53 (E) valid until January 2026 - Full EPC available upon request. Shop: 81 (D) valid until August 2029 - Full EPC available upon request.

Services: Water, Drainage and Electricity

Rateable Value: £4,450 (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_007985

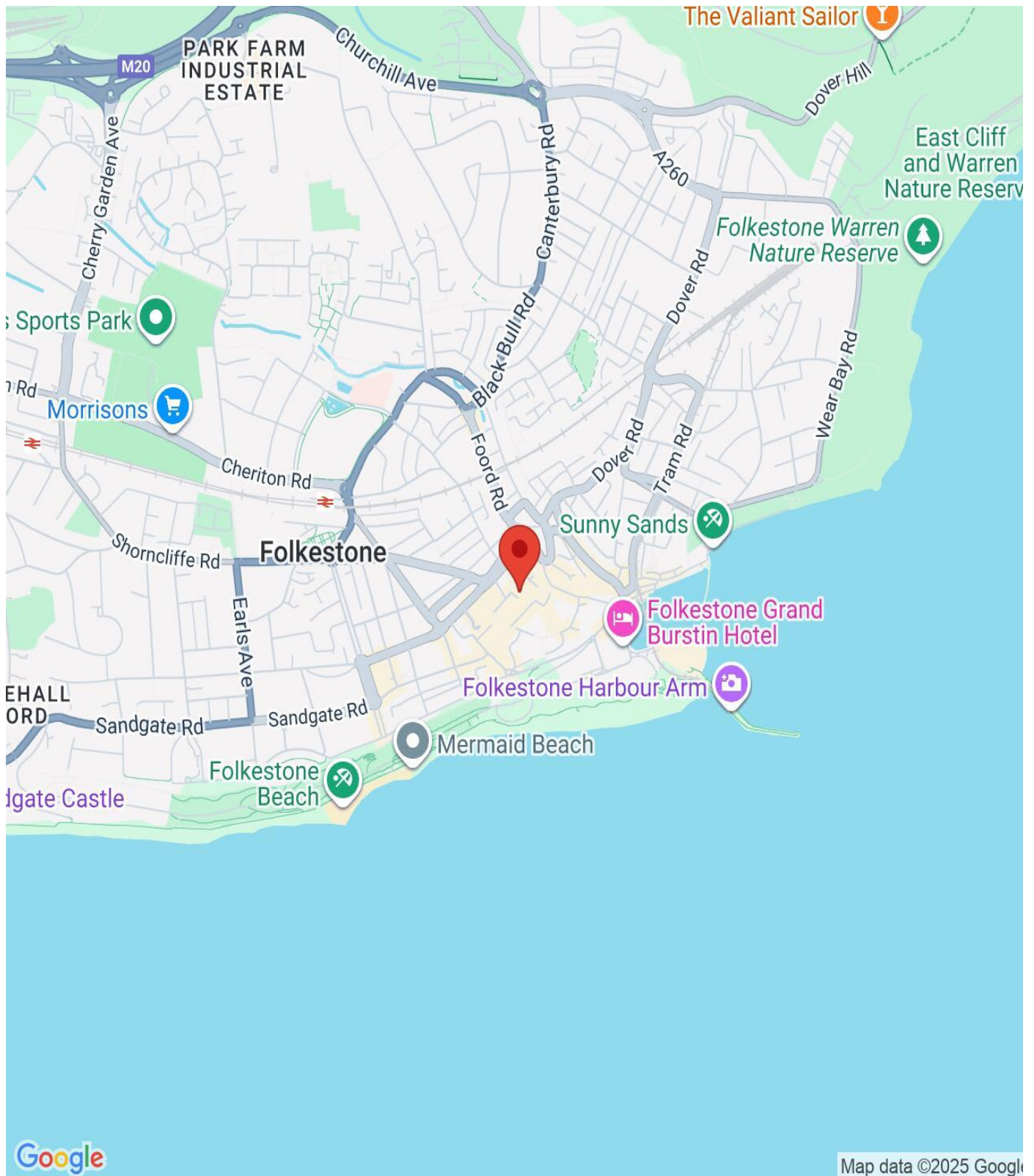












IMPORTANT NOTICE

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.