



83, CHERITON HIGH STREET, FOLKESTONE

£192,750

A Ground Floor Shop and 3 Bedroom Flat with
Garden and Off Road Parking to the Rear.

- Mixed Use Property
- High Potential



Moving with Motis

83, Cheriton High Street Folkestone CT19 4HE

Mixed Use , Good Position , High Potential ,

Description

The property is situated in a prominent position on Cheriton High Street which has a number of independent retailers in close proximity. Parking is readily available outside the property with 1 hour bays and is free after 6pm.

The property is based in Cheriton within walking distance to Folkestone West train station which has direct links to London St Pancras within 56 minutes on HS1. The Port of Dover is approx. 9 miles east with links to the continent.

The property has been utilised as a cafe/sandwich bar on the ground floor for a number of years. The ground floor is approx 257 sq ft and has an extraction system, ample storage and a w.c.

The residential flat has a separate entrance and benefits from a downstairs w.c, lounge and open plan kitchen/diner on the lower ground floor level which leads to a garden and off road parking.

The ground floor has a sole bathroom which has a bath with overhead shower and sink.

The first floor has two bedrooms and a separate w.c.

The second floor has the master bedroom and built in storage.

The property has UPVC double glazing and Gas Central Heating System.

The ground floor shop is currently empty but was previously let at a rate of £350 PCM. The residential flat is let on an AST from October 2025 at a rate of £900.00 PCM with a net rent of £740 PCM as £160.00 is offset for the water bill for the property per month.

Retail: 277 sq ft

Flat: 1422 sq ft.

Rateable Value: £2,800.00 (please contact Folkestone & Hythe District Council on 01303 853000 for further details)

Council Tax: Band B Services: Electricity, Gas, and Mains Water are connected

Energy Performance Certificate: C (71) valid until 2035 (Residential) C (54) Valid until 2035 (Commercial)

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 CT19 4HE

Viewings Strictly by appointment only -
Property Reference MOTIS_008006

Opening Hours:

Monday - Friday 9.00 - 5.30

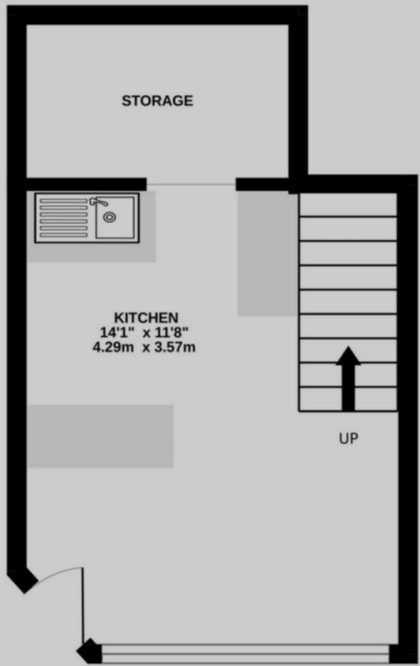
Saturday 9.00 - 3.00



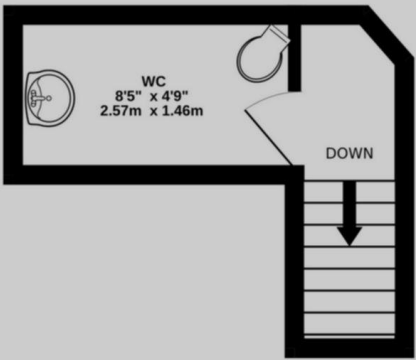




GROUND FLOOR
205 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR
72 sq.ft. (6.7 sq.m.) approx.

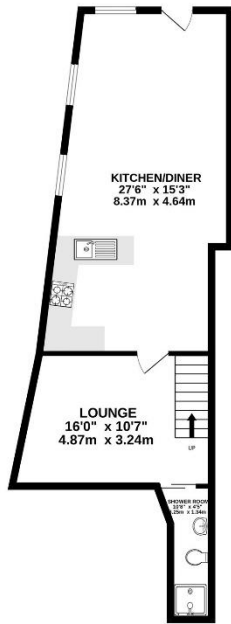


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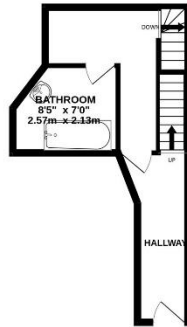
TOTAL FLOOR AREA : 277 sq.ft. (25.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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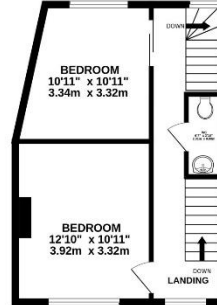
BASEMENT
554 sq ft. (51.5 sq m.) approx.



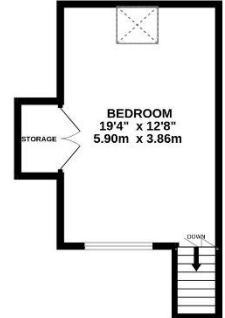
GROUND FLOOR
284 sq ft. (26.4 sq m.) approx.



1ST FLOOR
378 sq ft. (35.1 sq m.) approx.



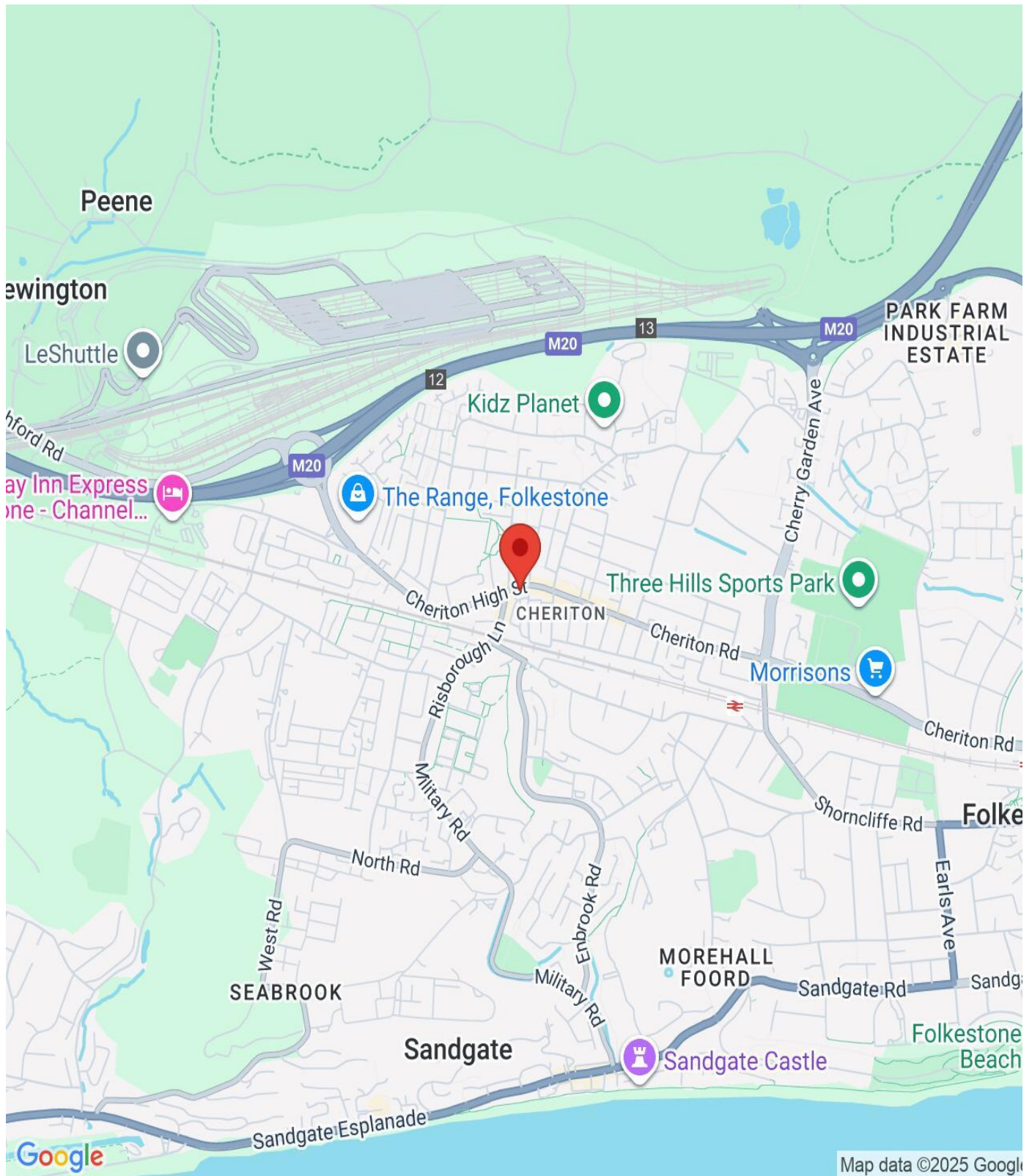
2ND FLOOR
286 sq ft. (26.5 sq m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 sq.m.) approx.

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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.