



57 & 59, CANTERBURY ROAD, FOLKESTONE, KENT

£430,000

A large commercial premises and retail shop with a 3 bedroom self contained flat with direct access onto Canterbury Road.

Potential for Development.

Business unaffected



Moving with Motis



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57 and 59, Canterbury Road Folkestone CT19 5NJ

**Large Premises - 4524 sq ft , Mixed Use ,
Potential for Development ,**

Description

Motis Estates are proud to advertise a prominent double end of terrace commercial property on Canterbury Road, Folkestone. Folkestone is within the jurisdiction of Folkestone and Hythe, approximately 14.4 miles to the south of Canterbury. The area has good road communications, with the subject property being located approximately 1.9 miles to the south-east of J13 of the M20. The property is approximately 1 mile east of Folkestone Central railway station. Folkestone Central railway station connects London St Pancras in under 1 hour. The property is close to the main through flow to the Folkestone Harbour Arm with more than 100,000 visitors a year.

The area is predominantly residential however there is a pharmacy, off licence, hair salon and dog groomers also within the road.

On street parking is available outside the premises for free. The property is in a good condition and benefits from a retail area, office, kitchen and w.c on the ground floor with access to the ground floor workshop and storage areas. A delivery door in 59 Canterbury Road allow direct off road access to the workshop, store and a further w.c. There is an additional store on the ground floor but is accessed from the first floor or across the open yard.

On the first floor, there is an office, store and additional workshop space and storage room. There is also an open yard.

There is a 3 bedroom flat which completes the Freehold and is accessed via it's own front door adjacent to the retail shop. The property has 3 bedrooms, a living/dining room, bathroom and kitchen.

The property was refurbished in March 2025 and part of the Kitchen was replaced in 2025.

We understand that the current rent is £850 PCM but we feel the market value should be closer to £1,000 PCM.

The floorplan states 2,250 sq ft on the ground floor and 1,371 sq ft on the first floor.

Self Contained Flat: 84 sq m (903 sq ft) - Measurements taken from EPC

Rateable Value The non-domestic property revaluation took effect on the 1 April 2026,. We have made internet enquiries only of the Valuation Office and the following appear in the current Rating List. £13,250.00 RV

Energy Performance Certificate: TBC for Commercial Energy Performance Certificate: E (5) valid until July 2031

Services: Water, Gas, Drainage and Electricity

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).

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 Freehold

Postcode CT19 5NJ

Viewings Strictly by appointment only -
Property Reference MOTIS_010643

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

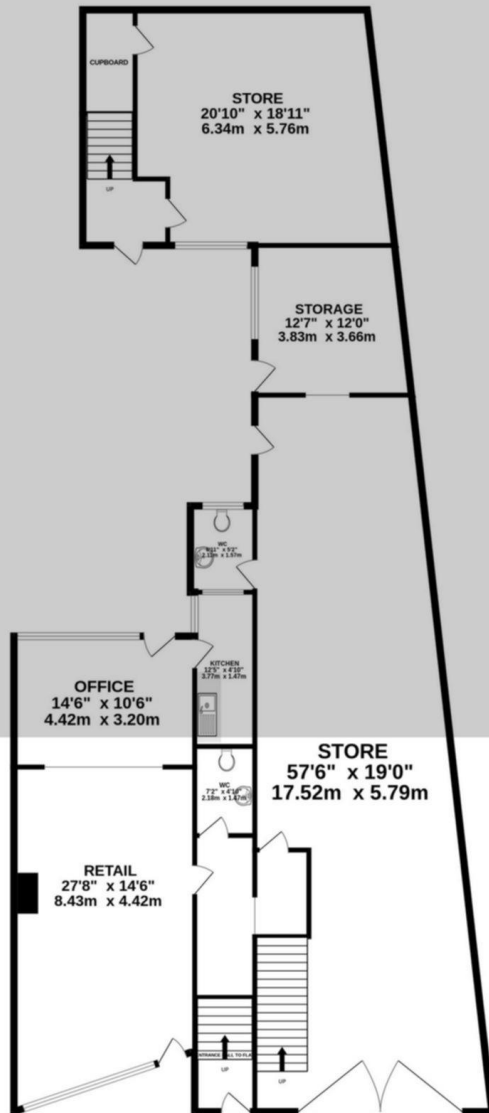




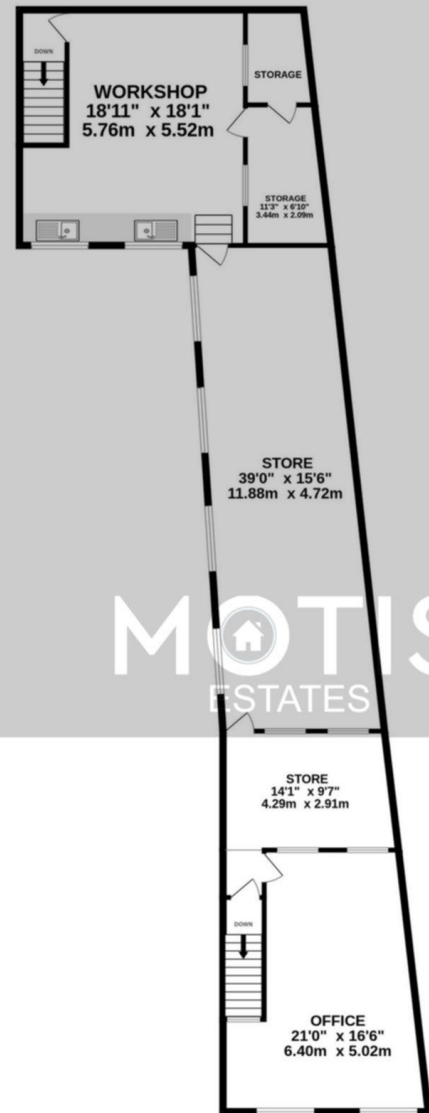




GROUND FLOOR
2250 sq.ft. (209.0 sq.m.) approx.



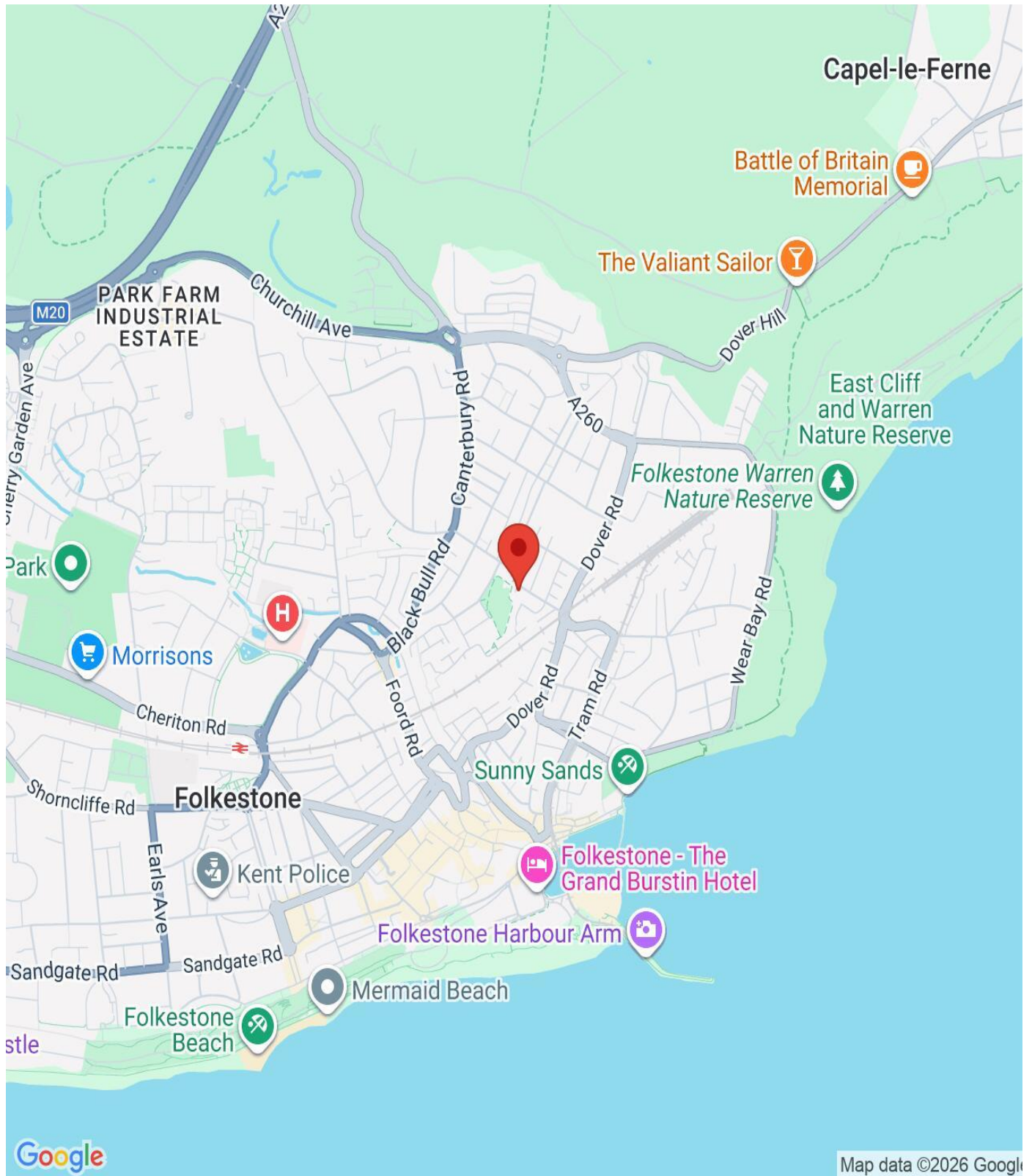
1ST FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



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TOTAL FLOOR AREA : 3621 sq.ft. (336.4 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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