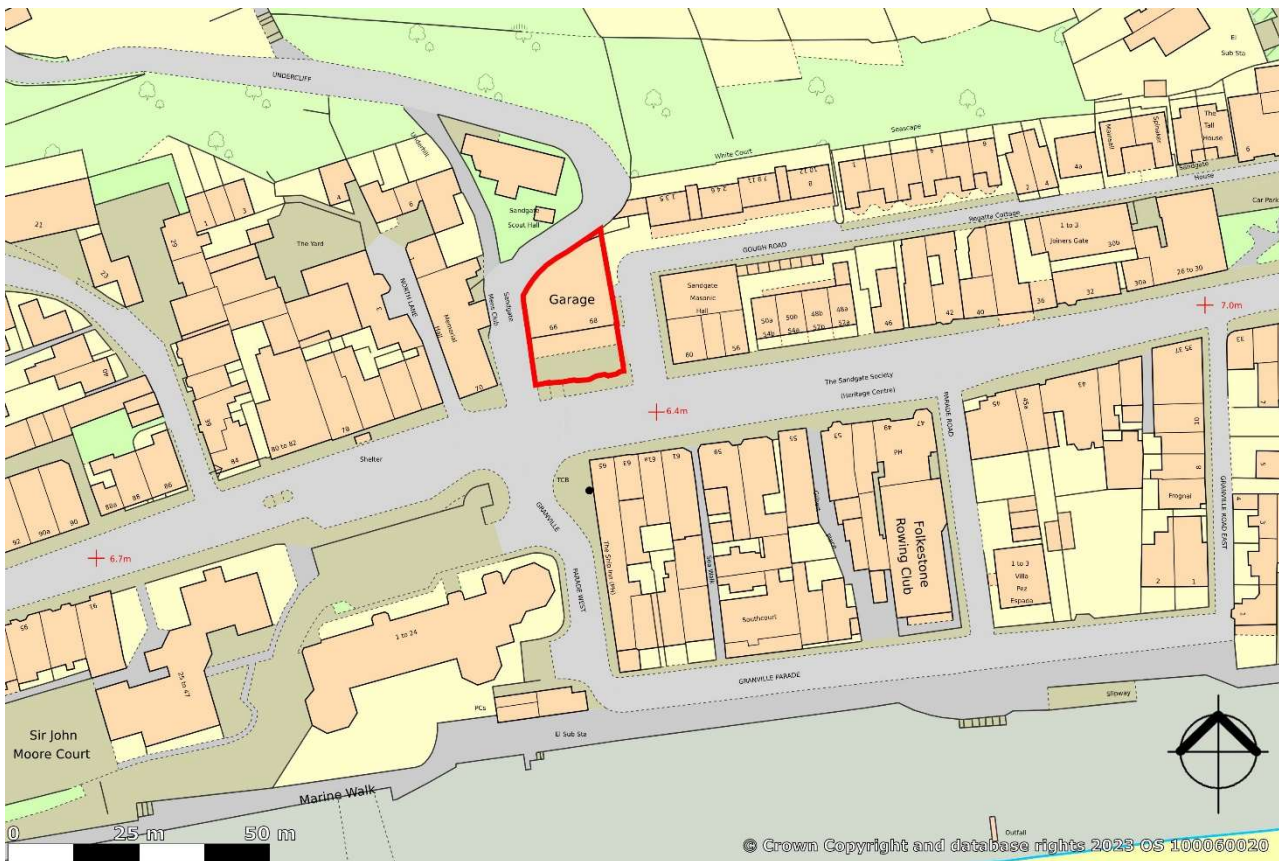


FOR SALE

**66-68 Sandgate High Street
Sandgate, Folkestone Kent CT20 3AR**

**Garage & Showroom with Residential
Development Potential**



Situation

The property is located on a stand alone site on the north side of Sandgate High Street (A259 coastal road) between the junctions of Gough Road and The Undercliff. Sandgate High Street offers a range of coffee shops, bars, restaurants and a mix of independent businesses. There is a promenade that runs behind the High Street providing lovely beachside walks to Folkestone Harbour and Hythe. Folkestone town centre is approximately 1.5 miles distant and access to the M20 Motorway and Channel Tunnel Terminal at Cheriton are within approximately 2 miles.

Description

The site extends to an area of approximately 398sq m providing a sales forecourt, sales office and garage workshop. The building extends to a net internal area of 225sq m with a car park above on the flat roof, accessed off The Undercliff.



Planning

Planning has previously been granted under Application No. 89/1244/SH for the erection of ten 1-bedroom flats and two 2-bedroom penthouses. Further information is available upon request.

Local Authority

Folkestone & Hythe District Council
01303 853000
www.folkestone-hythe.gov.uk

Business Rates

Rateable Value £13,250

UBR (2023/24) 49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity to service the proposed development.

Energy Performance Certificate

Pending

Tenure

The site and buildings are offered freehold with vacant possession.

Market Disposal

The site is to be offered on the basis of a private treaty sale but the vendor reserves the right to proceed with a sale by informal tender or auction.

Price

Offers are invited on either an unconditional or subject to planning basis.

Costs

The purchaser will be responsible for all their legal and professional costs.

Viewing

Strictly by appointment through these offices.

For Further Information Contact

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Siobhan Wood

siobhan.wood@smithwoolley.com

01233 640800

www.smithwoolley.com

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request)

2356/August 2023

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.