FOR SALE

82 Sandgate High Street Folkestone CT20 3BX

2 Business Units & Maisonette with sea views Centrally located in Sandgate High Street Suitable for owner-occupiers and investors

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

Ŵ

smith

WOO

chartered surveyors

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Situation

The property is located on the north side of Sandgate High Street (A259 coastal road) between the junctions of The Crescent and North Lane. 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 property is considered suitable for continued use as a multi-let investment with development potential or for occupation by an owner-occupier.

82 Sandgate High Street comprises a reception area leading through to an office and then a further office. There is access to a rear yard from the offices.

82a Sandgate High Street comprises a small lock-up shop with a rear kitchenette and store.

82b Sandgate High Street is a maisonette with sea views laid out to provide a large living room and kitchen/diner on the first floor with 3 bedrooms (1 en-suite shower room) and a bathroom on the top floor.

Accommodation	Net Internal Areas	
82 Sandgate High Street	sq m	sq ft
Reception /Sales Area	23.17	249
Office	17.78	191
Office	8.51	92
82A Sandgate High Street		
Retail Area	20.25	218
Kitchen / Store	8.38	90
82B Sandgate High Street	Gross Dimensions	
First Floor		
Entrance Lobby		
Utility Room	1.05m x	0.96m
Entrance Hall	6.20m x	1.66m
Living Room (sea views)	6.20m x	4.48m
Kitchen / diner	6.07m x	3.60m
Second Floor		
En-suite Bedroom (sea views)	5.95m x	4.50m
Bedroom	3.74m x	3.57m
Bedroom	2.48m x	3.51m
Bathroom & WC	2.46m x	1.78m
Business Rates 82 82a		

Business Rates	82	82a	
Rateable Value	£3,550	£3,300	
UBR (2024/25)	49.9p	49.9p	
Interested parties are advised to confirm these figures with Folkestone & Hythe			
District Council.			



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.

Council Tax

The maisonette (82b Sandgate High Street) is listed under Band B for council tax purposes.

Services

We understand all mains services are connected to the property.

Energy Performance Certificate

Full EPC recommendation reports and certificates are available upon request. The properties have the following EPC ratings:-

82 Sandgate High Street	Rating 67 (Band C).
82a Sandgate High Street	Rating 59 (Band C)
82b Sandgate High Street	Rating 67 (Band D)

Price

The freehold, with vacant possession is offered at a guide price of **£395,000.**

Viewings

Strictly by appointment through these offices

For Further Information Contact:

Philip ClaphamSiobhan Woodphilip.clapham@smithwoolley.comsiobhan.wood@smithwoolley.com01303 22872901233 640800

www.smithwoolley.com SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2456/January 2025



82 Sandgate High Street





82a Sandgate High Street

First Floor



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.

smith WOOlley chartered surveyors wri

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.