

FOR SALE

82 Sandgate High Street
Folkestone CT20 3BX

smith
woolley
chartered surveyors

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

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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

82 Sandgate High Street

Reception /Sales Area
Office
Office

Net Internal Areas

<i>sq m</i>	<i>sq ft</i>
23.17	249
17.78	191
8.51	92

82A Sandgate High Street

Retail Area
Kitchen / Store

20.25	218
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

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.

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:

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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



Second Floor

