

Folkestone – 28/30 Sandgate Road, Kent CT20 1DP
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Folkestone – 28/30 Sandgate Road, Kent CT20 1DP

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £300,000
- Vacant possession
- ERV: £30,000 p.a. GIY: 10.00%
- VAT is applicable to this property
- Comprises large retail premises at ground floor with ancillary accommodation at basement
- Total net internal area 364.50 sq m (3,923 sq ft)
- Suitable for variety of uses (Class E)
- Located on pedestrianised street in the heart of the town centre with occupiers nearby including Costa Coffee, HSBC, Waterstones, Superdrug, Shoe Zone and many more.



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Property Description:

The property comprises large ground floor retail premises with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor Retail:	277.50 sq m	(2,987 sq ft)
Basement: Ancillary	87.00 sq m	(936 sq ft)
Total NIA:	364.50 sq m	(3,923 sq ft)

Tenancy:

The property is at present vacant. ERV £30,000 p.a.

Tenure:

Leasehold. To be held on a 999 Year Lease from completion at a ground rent of peppercorn.



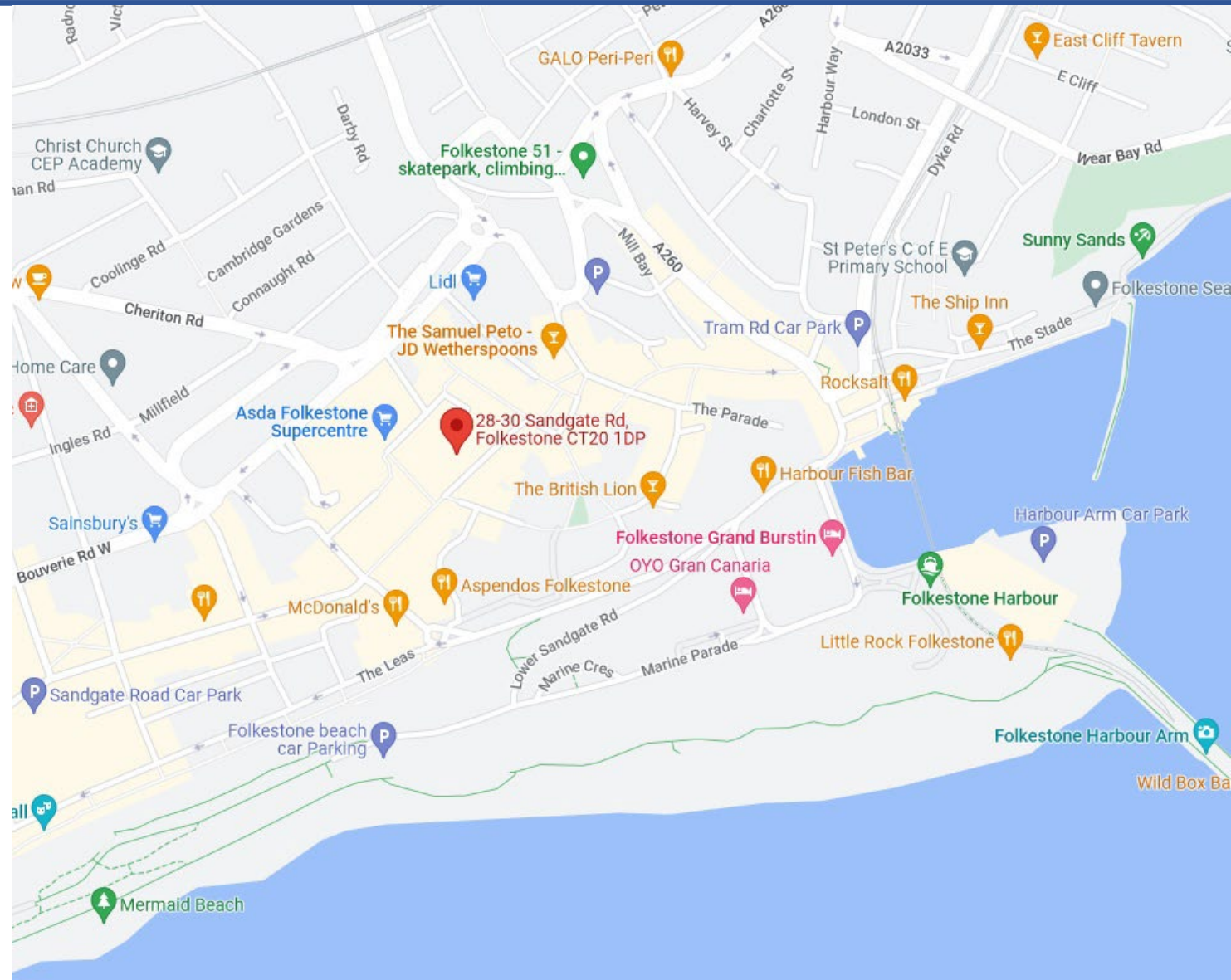
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Location:

Folkestone is a port town on the English Channel, in Kent, south-east England. The town is located at the eastern end of the M20 which provides fast access to Ashford, Maidstone, London and also to the M25. Stagecoach in East Kent operates local buses from the town. National Express runs coaches to Ashford, Dover, Hythe, Maidstone and London. The property is located on pedestrianised street in the heart of the town centre with occupiers nearby including Costa Coffee, HSBC, Waterstones, Superdrug, Shoe Zone and many more.



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Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

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