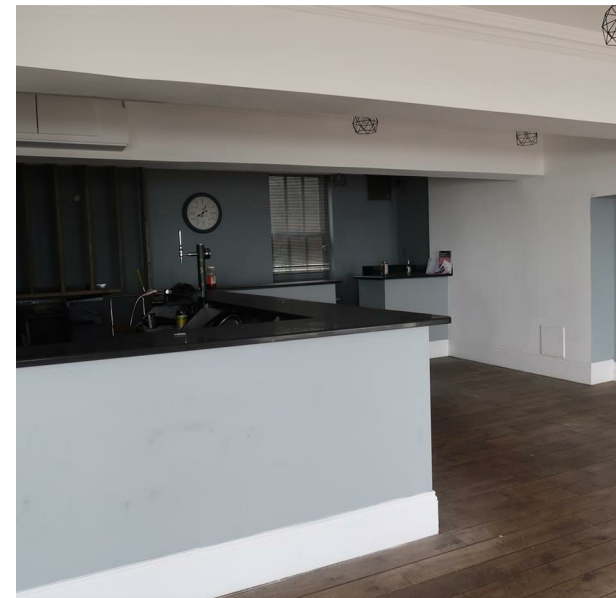
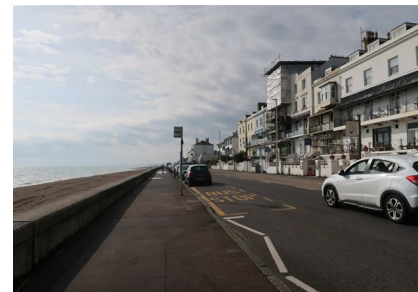


8-9, Sandgate Esplanade, Folkestone, Kent, CT20 3DY

Asking Price £1,350,000

Council Tax Band:



Nestled along the picturesque Sandgate Esplanade in Folkestone, this remarkable commercial property offers an exceptional opportunity for investors and entrepreneurs alike. Spanning an impressive 7,010 square feet, the building boasts a generous layout featuring three spacious reception rooms, perfect for welcoming clients or hosting events.

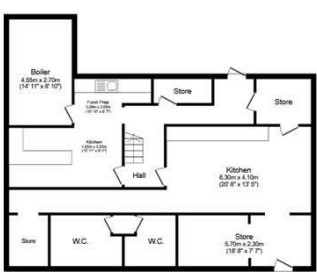
With a total of 14 bedrooms and 14 bathrooms, this property is ideally suited for a variety of commercial ventures, including a boutique hotel, a care home, or a large guesthouse. The ample accommodation allows for flexibility in design and use, catering to diverse business needs.

The location is simply unbeatable, with stunning views of the coastline and easy access to local amenities, making it an attractive destination for visitors and residents alike. The vibrant community of Sandgate offers a charming atmosphere, with shops, cafes, and recreational activities just a stone's throw away.

This property presents a rare chance to acquire a substantial asset in a sought-after area. With its prime location and extensive facilities, it is sure to attract significant interest. Do not miss out on this unique opportunity to make your mark in the thriving Folkestone market. Act quickly to secure your future in this exceptional property.

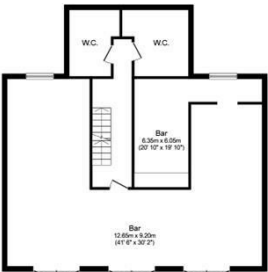


Open House Rochester



Basement

Floor area 111.1 sq.m. (1,196 sq.ft.)



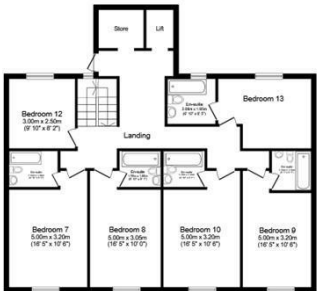
Ground Floor

Floor area 103.2 sq.m. (1,110 sq.ft.)



First Floor

Floor area 125.6 sq.m. (1,352 sq.ft.)



Second Floor

Floor area 125.6 sq.m. (1,352 sq.ft.)



Third Floor

Floor area 125.6 sq.m. (1,352 sq.ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Total floor area: 591.0 sq.m. (6,361 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io