



133 SANDGATE ROAD

£20,000 per annum

E USE PLANNING - A FANTASTIC OPPORTUNITY TO RENT A PROMINENT SHOP/RESTAURANT SITUATED IN THE THRIVING RETAIL AREA OF SANDGATE ROAD IN FOLKESTONE, KENT.



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133 Sandgate Road, Folkestone CT20 2BL

CURRENT ESCAPE ROOMS, POTENTIAL RESTAURANT/COFFEE BAR CAR PARKING SPACES TO REAR

Description

Motis Estates are proud to offer this opportunity to rent a retail shop/restaurant situated in the thriving area of Sandgate Road. Situated in a near prime trading location within Folkestone town centre, with a variety of retail users in the vicinity including multiples such as Beauty Salons, Costcutter, Sainsburys, banks, building societies and Estate Agents.

On street parking is available outside the premises for 1 hour in 3 and there are several public car parks including multi storeys within easy walking distance of the premises. The pedestrianised section of Sandgate Road is approximately 250 yards/300 m to the East.

The property which is currently trading as an escape room but was a restaurant previously is located on the south side of Sandgate Road and enjoys large accommodation and twin bay display shop front windows.

The property has been configured to form a number of escape rooms therefore this could be removed by the current tenant or any interested parties could take over the business and continue trading as an escape room.

GROUND FLOOR Approx. 897 sq ft.
FIRST FLOOR Retail Area 1657 sq ft.

Rear double doors onto parking area OUTSIDE Rear parking Area for two to three vehicles 23' 2" / 7.05 m wide and 19'11" / 6.07m deep

TERMS The rental is £20,000 per annum.

LEASE New terms.

BUSINESS RATES Folkestone and Hythe District Council 01303 850388 verbally advise that this property would need to re-assessed.

EPC: D - 93 (Full Recommendation Report available upon request)

Viewing Strictly by appointment through Motis Estates - contact Kris Foster MRICS on: 01303 212020 for more details.

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

Tenure

Postcode CT20 2BL

Viewings Strictly by appointment only -
Property Reference MOTIS_003275

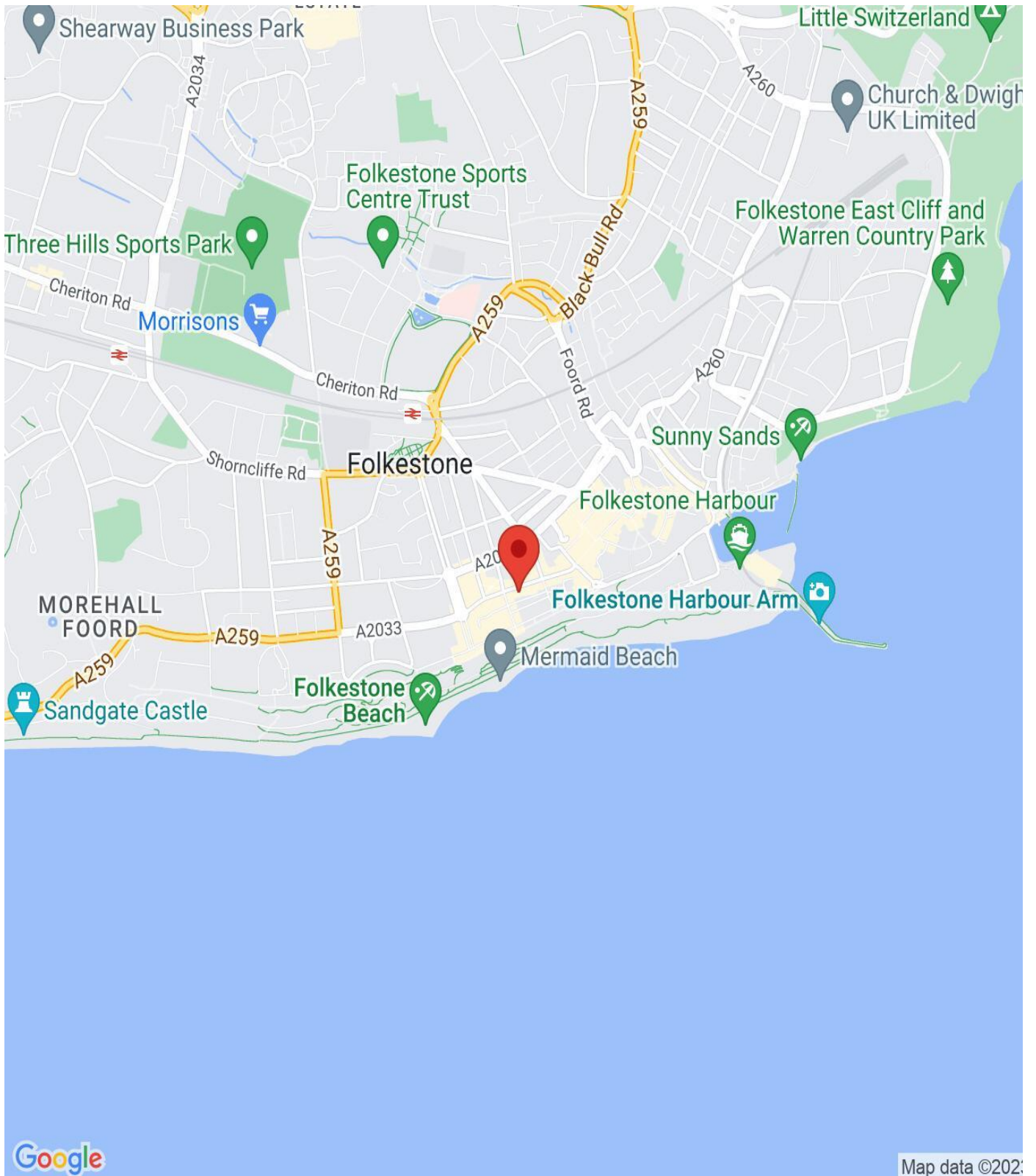
Opening Hours:

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00









IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.