



## 302 CHERITON ROAD, FOLKESTONE

Cafe and Deli for sale in Cheriton, Kent for £20,000

£666 per month



## Moving with Motis



[www.facebook.com/motisestates](https://www.facebook.com/motisestates)



@MotisEstates



[www.instagram.com/motisestates](https://www.instagram.com/motisestates)



# 302 Cheriton Road Folkestone CT19 4DP

**Cafe and Deli , Good Position , Accounts Available , Turnkey  
Business , New Lease**

## **Description**

Cafe and Deli for sale in Cheriton, Kent The property is situated in a very prominent position in Cheriton Road (B2064) in a parade of shops including KFC, Morrisons and a number of independent retailers in close proximity. Parking is readily available outside the property with 1 hour bays and is free after 6pm.

The property is based in Cheriton within walking distance to Folkestone West train station which has direct links to London St Pancras within 56 minutes on HS1. The Port of Dover is approx. 9 miles east with links to the continent.

The property is available on a new lease at £8,000 per annum inside the 1954 act with a premium of £20,000 plus Stock at Asset Valuation.

Fixtures and Fittings included (list upon request) and Accounts.

Retail: 49.6 sq m (530 sq ft)

Rateable Value: £4,550.00 (please contact Folkestone & Hythe District Council on 01303 853000 for further details)

Services: Electricity and Mains Water are connected (No Gas)

Energy Performance Certificate: D (96)

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or [commercial@motis-estates.com](mailto:commercial@motis-estates.com)

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

**Tenure:** Leasehold

**Postcode** CT19 4DP

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005629

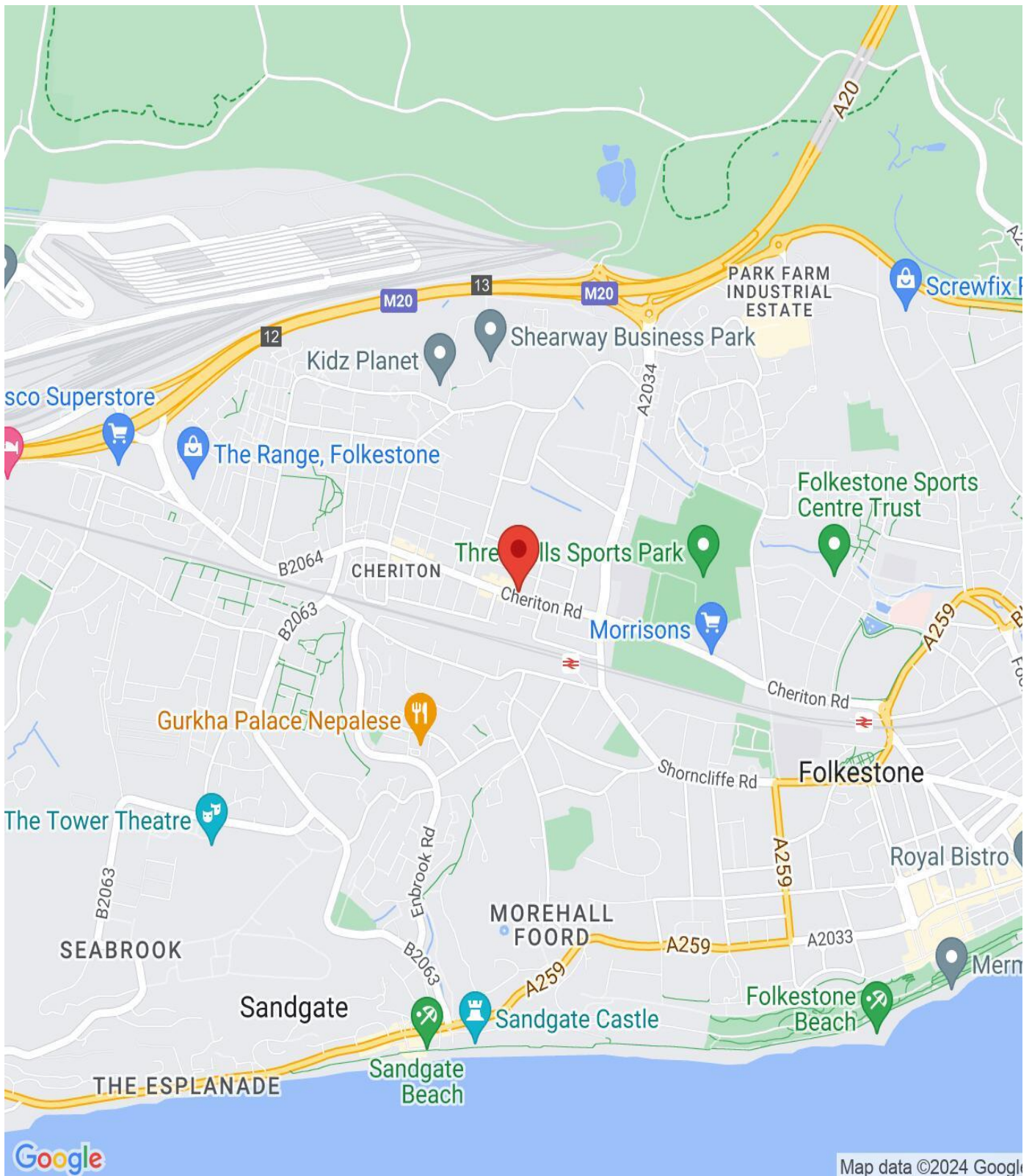
## **Opening Hours:**

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.