

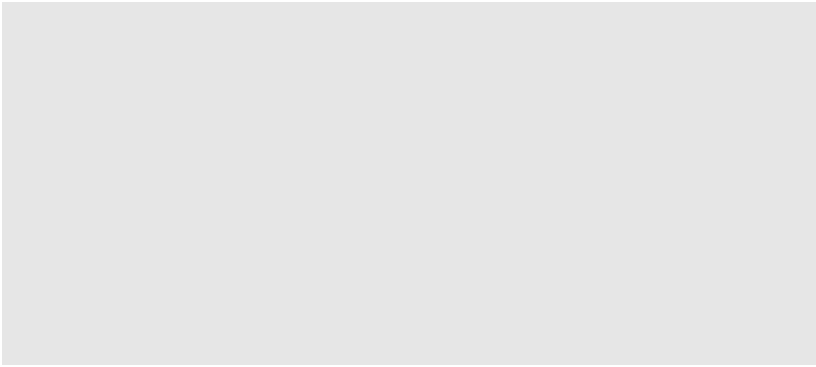


TO LET

49 -51 Sandgate Road, Folkestone, CT20 1RX

£65,000





THE PROPERTY

Location:

Folkestone is a major retail and commercial centre situated on the south east coast of Kent, approximately 70 miles south west of central London and 7 miles south west of Dover. The town benefits from excellent road communications being located at the eastern end of the M20 which provides direct access to Ashford, Maidstone, the M25 and London.

Folkestone also marks the eastern end of the A259 south coast trunk road. The town is served by two mainline railway stations, Folkestone Central and Folkestone West which provide regular services to nearby centres and London. The terminus of the High Speed 1 (previously known as the Channel Tunnel Link) is situated to the north of the town. The nearest international station is Ashford which provides high speed trains to the continent.

The property is situated on a pedestrianised section to the eastern side of Sandgate Road between West Terrace and West Cliff Gardens which forms the primary retail thoroughfare in Folkestone. Sandgate Road benefits from strong pedestrian flow comprising a wide variety of retail, leisure, financial and professional services.

Description:

Ground floor retail unit with basement ancillary accommodation totalling to 5365.64 sq. ft. The unit provides open plan ground floor sales accommodation with a shop depth of approximately 17.6m. To the rear of the unit is ancillary storage/ office accommodation and stairwell access to the basement which was previously used as storage and staff kitchen. To the rear is a loading area with the benefit of 8 parking spaces.

Dimensions:

Ground Floor

Retail Area: 2082.26 sq ft Office: 89.25 sq ft Store: 104.46 sq ft

Basement

Storage: 2983.38 sq ft Kitchen: 106.29 sq ft

SITUATION

Directions