



James ashley
commercial
property consultants

57-59 Sandgate Road | Folkestone | Kent | CT20 1TU
FREEHOLD RETAIL INVESTMENT FOR SALE

57-59 Sandgate Road | Folkestone | Kent | CT20 1TU | RETAIL INVESTMENT FOR SALE

- ground, first & second floors
- entire building let to wh smith & the post office
- total: 890.45 m² (9,585 ft²) approx.
- current income: £52.5k p.a. (e.r.v: £90k p.a.)
- price: £750,000 freehold
- residential development potential - s.t.p.

DESCRIPTION

Large mid terrace double fronted ground floor retail unit, currently arranged as a mainly open plan sales area, with a rear goods lift, loading bay and staff parking.

There are two staircases (front and rear) leading onto the first and second floors, which are divided into various offices, a staff room, kitchen, large warehouse and male & female staff WC's, with a good floor to ceiling height.

There is potential to convert the upper floors into residential, subject to vacant possession and planning.

LOCATION

The property is situated on Sandgate Road, between West Cliff Gardens and West Terrace in Folkestone town centre.

Neighbouring occupiers include The Works, Nat West, O2, Claire's, Superdrug, Costa, F. Hinds, Lloyds, Shoezone, CEX, Bright House, HSBC, Boots, Asda Superstore (with NCP Car Park) and

Iceland, together with a good mix of other independent and local traders.

Folkestone mainline railway station is approximately 15 minutes walk away, providing services to London Charring Cross, St Pancras International, Dover Priory and Ramsgate. There are also various buses serving the area located Middleburg Square and Shellons Street nearby.

ACCOMMODATION

| | | | |
|--------------|-----------------------------|-----------------------------|---------------|
| Ground floor | 429.20 m ² | 4,620 ft ² | |
| First floor | 346.05 m ² | 3,725 ft ² | |
| Second floor | 115.20 m ² | 1,240 ft ² | |
| Total | 890.45 m² | 9,585 ft² | G.I.A. |

TENURE

Freehold, with the benefit of a 5 year lease to WH Smith Retail Holdings Limited from November 2023, with a tenant only break in June 2026.

FURTHER INFORMATION

Contact the vendors sole selling agents: -

James Stefanopoulos or Ashley Brudenell



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