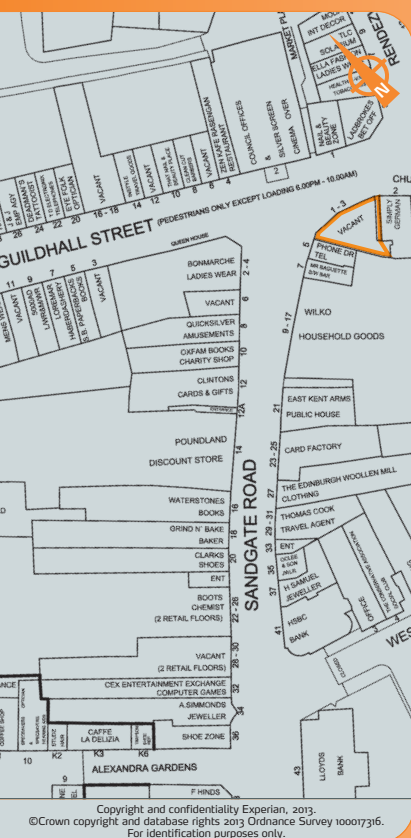


## lot 86

1-3 Sandgate Road  
Folkestone, Kent, CT20 1ALVacant  
PossessionFreehold Retail and Residential  
Opportunity

- Prominent corner location on pedestrianised retailing thoroughfare
- Ground floor retail unit with two residential flats on upper floors

- Asset Management Opportunities
- Nearby occupiers include Wilko, Ladbros, Bonmarché and Card Factory

On the  
Instructions  
of

## Location

Miles: 8 miles south-west of Dover  
15 miles south-east of Ashford  
70 miles south-east of Central London  
Roads: A259, A20, M20 (Junction 13)  
Rail: Folkestone Central Rail, Folkestone International  
(Eurotunnel) Station  
Air: London Gatwick Airport

## Situation

Folkestone is an established English Channel port located on the Kent coast. The town benefits from a high speed rail service from London St Pancras and the terminus of the Eurotunnel is located two miles north-west of the town centre. The property occupies a prominent corner position on the pedestrianised Sandgate Road at its junction with Guildhall Street and Rendezvous Street. Nearby occupiers include Wilko, Ladbros, Bonmarché and Card Factory.

## Description

The property comprises a ground floor retail unit with two self-contained flats at first and second floors. Please note that the flats require refurbishment.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

| Unit                  | Floor  | Use         | Floor Areas (Approx)      | Possession        |
|-----------------------|--------|-------------|---------------------------|-------------------|
| 1-3                   | Ground | Retail      | 306.95 sq m (3,304 sq ft) | Vacant Possession |
| 1B                    | First  | Residential | Two Bedroom Flat          | Vacant Possession |
| 1A                    | Second | Residential | Two Bedroom Flat          | Vacant Possession |
| Total Commercial Area |        |             | 306.95 sq m (3,304 sq ft) |                   |

## For further details please contact:

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## Buyer's Legal Report Service

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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



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