

28-30 Sandgate Road,  
Folkestone, Kent CT20 1DP  
Town Centre Freehold Retail Opportunity

Lot 60

Vacant



Tenancy and accommodation

Floor	Use	Floor Areas (1) (Approx)		Possession
Ground	Retail/Ancillary	321.00 sq m	(3,455 sq ft)	Vacant
Basement	Ancillary	155.00 sq m	(1,668 sq ft)	
First	Ancillary	163.00 sq m	(1,755 sq ft)	
Second	Ancillary	122.00 sq m	(1,313 sq ft)	Vacant
Third	Ancillary	122.00 sq m	(1,313 sq ft)	
Total		(883 sq m)	(9,504 sq ft)	

(1) The approximate floor areas stated are on a gross internal basis (GIA).

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Key Details

- Well located on principal pedestrianised retailing thoroughfare
- Close to an entrance to the Bouverie Place Shopping Centre
- Nearby occupiers include Debenhams, Boots the Chemist, Costa, WH Smith, Superdrug and Waterstones
- Includes Self-Contained accommodation on second and third floors
- Residential redevelopment potential (subject to consents)

On Behalf of Receivers



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 Railway Station, Folkestone International (Eurotunnel) Station
- Air: London Gatwick Airport

Situation

The property is prominently situated on the north side of pedestrianised Sandgate Road, Folkestone's principal retailing thoroughfare in the heart of the town centre. The property benefits from being adjacent to Alexandra Gardens providing access to the Bouverie Place Shopping Centre, which houses occupiers including Next, Primark, TK Maxx and New Look. Other nearby occupiers include Debenhams, Boots the Chemist, Costa, WH Smith, Superdrug and Waterstones.

Description

The property comprises ground floor retail accommodation with ancillary accommodation in the basement and first floor. Additionally, there is self-contained ancillary accommodation on the second and third floors.

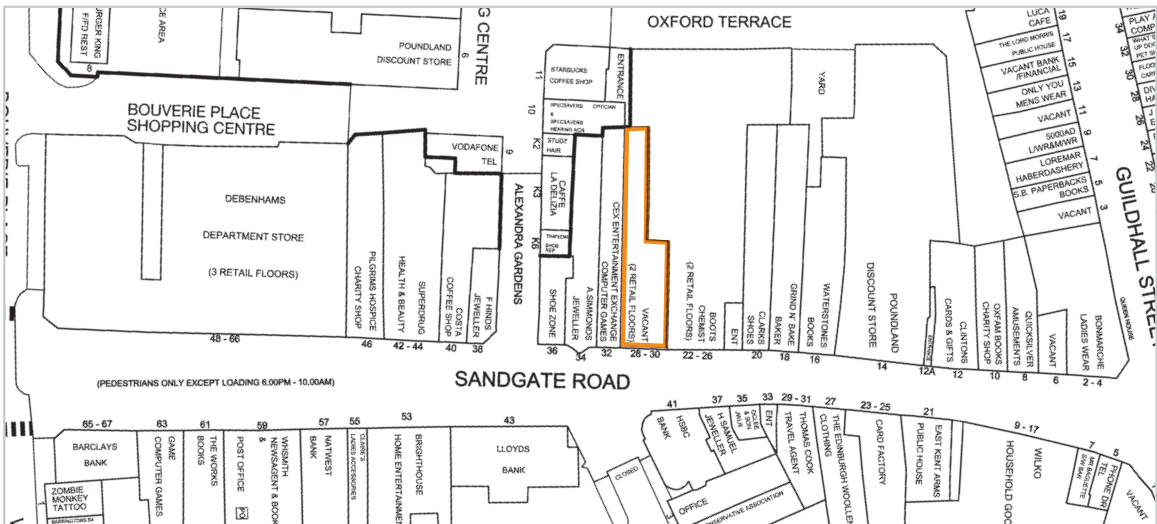
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus  
Jo Seth-Smith  
+44 (0)20 7034 4854  
jo.seth-smith@acuitus.co.uk

Acuitus  
Will Moore  
+44 (0)20 7034 4858  
will.moore@acuitus.co.uk

Seller's Solicitors: Walker Morris LLP  
Austin Judson  
+44 (0)113 283 2656  
austin.judson@walkermorris.co.uk