



Sandgate

Guide Price: £125,000 share of Freehold

91 High Street Sandgate CT20 3BY

Description

91 High Street, is a commercial retail shop, currently arranged as a pizza takeaway with class A3 usage, and is leased at £1,000p/month.

The property is located in a prime location right in heart of the popular and much sought after village of Sandgate.

The shop, has a pizza oven, well-equipped kitchen and WC.

Stairs from inside the shop give access to the basement, along with a separate door from the high street.

We understand that plans have been drawn up to change the commercial unit into a residential unit (this is subject to the normal planning approvals and consents).

The three-bedroom maisonette above is also available by separate negotiation with a guide price of £275,000 please call for further information.

Features

- Open plan
- Pizza oven
- Kitchen
- WC
- Storage
- Lower ground/basement
- Class A3 usage
- 154 sqm²/1,658 sqft²



Situation

Sandgate is a much sought after village, located between Folkestone and the quaint Cinque port town of Hythe. The high street of Sandgate offers many antique and individual shops, cafés, public houses/restaurants along with the Norfolk and Sandgate hotels.

The sea front with its miles of cobbled shoreline and promenade offers delightful walks and cycling, there is a yacht club, water sports, sailing and sea fishing.

Other recreation facilities in and around the area include golf, football, tennis and bowls, and The Hythe imperial hotel Golf & Leisure spa. Locally, there a good choice of supermarkets along with Waitrose and Sainbury's in Hythe.

Transport links are good, the regular bus services operate into Folkestone, Hythe, Canterbury and surrounding villages.

The M20 link into the M25 and another motorway network.

Railway stations can be found at Folkestone Central and Folkestone West and both operate the high-speed train service into London St Pancras in just under an hour.

The Chanel Tunnel terminal at Cheriton and the port of Dover both provide services to the continent and are both easily reached.

Property Information

Services: Shop all mains' services connected

Local Authority: Folkestone & Hythe District Council

Tax Band: TBA

Tenure: 50% share of freehold

Class: A3 commercial usage

Property Information

Services: Maisonette, all mains' services connected

Local Authority: Folkestone & Hythe District Council.

Tax band: B

Tenure: 50% share of the Freehold

Viewings: Strictly through Whitney Homes.

T: 01303 262853

E: info@whitneyhomes.co.uk





Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk



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