70-72 SANDGATE ROAD
FOLKESTONE, CT20 2AA

TO LET



- Prominent location on Sandgate Road, close to junction with Bouverie Place.
- Public car parking nearby
- Former banking hall with upper floor offices and stores

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DESCRIPTION

The property comprises a mid-terraced, Grade II Listed four-storey (inc basement) brick building with taller staircase to the side. The staircase has a full height, vertical window with corrugated opaque glass.

The ground floor was previously a banking hall and has various rooms including a staff room/kitchen at the rear and WC facilities. The first floor is office, the second floor storage and there is a large basement.

Folkestone is a well connected coastal town, benefitting from train links to London via St Pancras. The area is also connected to the Channel Tunnel service to France and is less than a 30 minute drive from the Port of Dover.

Occupiers within the area include Boots, Primark, TK Maxx, New Look and Superdrug.

TERMS

A new effectively full repairing and insuring lease for the entire building. Length of lease is negotiable.

EPC

Available upon request.

RENTAL

£50,000 pa.

FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor (Retail)	**1,991 sq ft**	**185.0 sq m**
Ground Floor (Staff area)	**290 sq ft**	**27.0 sq m**
Basement	**2,154 sq ft**	**200.1 sq m**
First Floor (Offices)	**1,894 sq ft**	**176.0 sq m**
Second Floor (Storage)	**356 sq ft**	**33.0 sq m**

RATEABLE VALUE

£35,000 (2026).







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AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

VIEWING

For an appointment to view, please contact:

Adam Rawcliffe
07968 474 988
arawcliffe@jacksoncriss.co.uk

Subject to Contract & Vacant Possession



IMPORTANT NOTICE. Jackson Criss, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no respon sibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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