

# FOR SALE

## FREEHOLD MIXED USE INVESTMENT



# whozoo.

## SANDGATE

📍 6 Gough Road, Sandgate, Folkestone, Kent CT20 3BE

Price **£695,000**



Property Type

**MIXED USE**



Size

**3,209 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**FOLKESTONE**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



YES

### Local Train Stations



Folkestone West (0.8 miles)  
Folkestone Central (1.2 miles)  
Eurotunnel Terminal (2 miles)

### Local Amenities



Beachfront (0.1 miles)  
Cafe (0.2 miles)  
Sandgate Castle (0.3 miles)

### VAT Applicable



NO

### Rateable Value

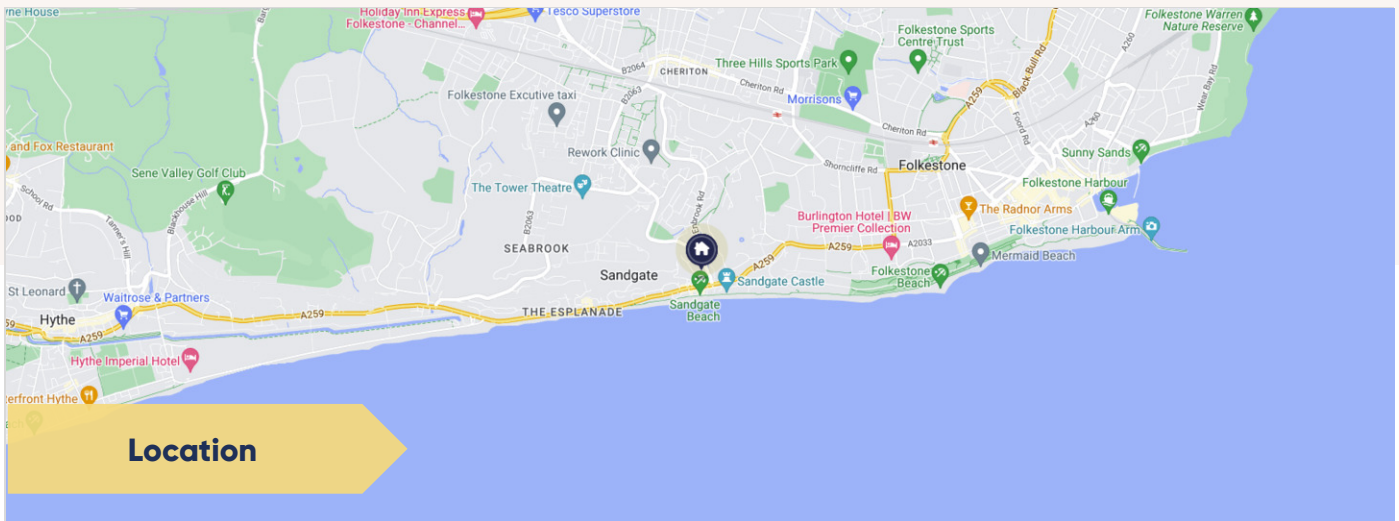


£10,000

### EPC



D



### Additional Information

The restaurant occupies a prime position, set back from the bustling main road running through Sandgate, with the added convenience of a parking bay directly opposite.

The property, combined with the adjoining house, presents a rare opportunity to acquire a substantial freehold in Sandgate, widely regarded as one of Kent's hidden residential gems.

There is clear potential to upgrade, improve, or modify the property, subject to the usual statutory approvals. Any such enhancements or upgrades would, in most cases, be expected to increase both the yield and capital value, making this an excellent investment prospect.





**Tom Castro**  
Founder

✉ tomcastro@whozoo.co.uk  
☎ 07976 888 937 / 0333 200 8330



**Lindley Baptiste**  
Property Consultant

✉ lindleybaptiste@whozoo.co.uk  
☎ 07973 272 945 / 0333 200 8330

**whozoo.**  
Commercial Property, Expertly Done



0333 200 8330



info@whozoo.co.uk



www.whozoo.co.uk



07541 906 478

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