



## 117 ENBROOK VALLEY, FOLKESTONE

£1,200 per month

A prominent fully fitted cafe within Enbrook Valley in Sandgate to Rent or to Purchase for £275,000 to include Freehold of the building.



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# 117 Enbrook Valley Folkestone CT20 3NE

**Good Position , New Lease , Parking , Garage ,  
To Rent or Purchase**

## **Description**

A fully fitted cafe of 40 covers in Enbrook Valley to rent or purchase with a garage for storage. The property is based in Enbrook Valley within walking distance to Folkestone West train station which has direct links to London St Pancras within 56 minutes on HS1. The Port of Dover is approx. 9 miles east with links to the continent.

The property has been finished to a high specification with over £200,000 spent with a refurbished shop front, signage, re-plumbed, re-wired, laminate flooring throughout the retail area and has been decorated to a high order.

The property benefits from LED lighting, air conditioning and a fully fitted kitchen to the rear with a new extraction system. There is a small office at the rear which houses the CCTV and Intruder Alarm system. There is also a fully fitted fire alarm system. There is a compliant disabled w/c and separate Mens w/c. There is also the benefit of a rear access for deliveries.

Turnover - To be discussed privately.

The property is situated in a prominent position in Enbrook Valley in a parade of shops including a Dry Cleaners, Newsagents, takeaway, Minimarket and Salon.

Parking is readily available outside the property.

Licence: 7am - 11pm  
No premises license for Alcohol

Current Trading Hours: 9.30am -3.30pm

The property is available on a new lease at £1200 per calendar month (no VAT).

The current owner would still retain all the equipment and fixtures and fittings.

The property is also available as a Freehold Sale for £275,000 which includes the shop and maisonette above which has been sold on a long leasehold with a Ground Rent of £25.00 per annum with a liability of 50% of the Building Insurance.

Retail: 792 sq ft

Rateable Value: £8,100.00 (please contact Folkestone & Hythe District Council on 01303 853000 for further details). The property is under the small business rates relief threshold.

Services: Electricity and Mains Water are connected (No Gas installed but connection available)

Energy Performance Certificate: D (96) valid until April 2034.

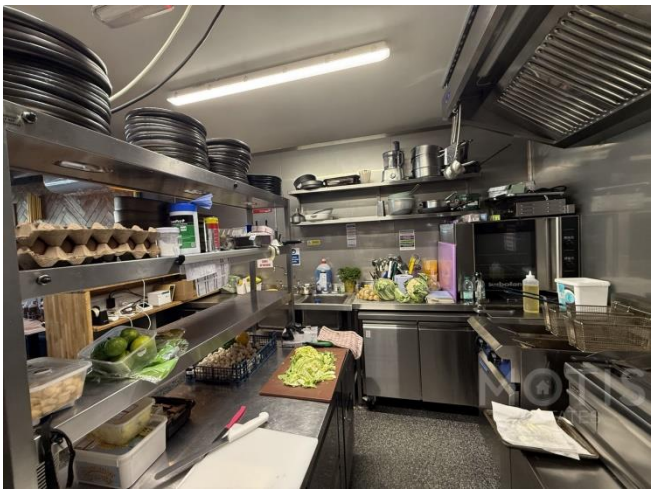
Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or commercial@motis-estates.com SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

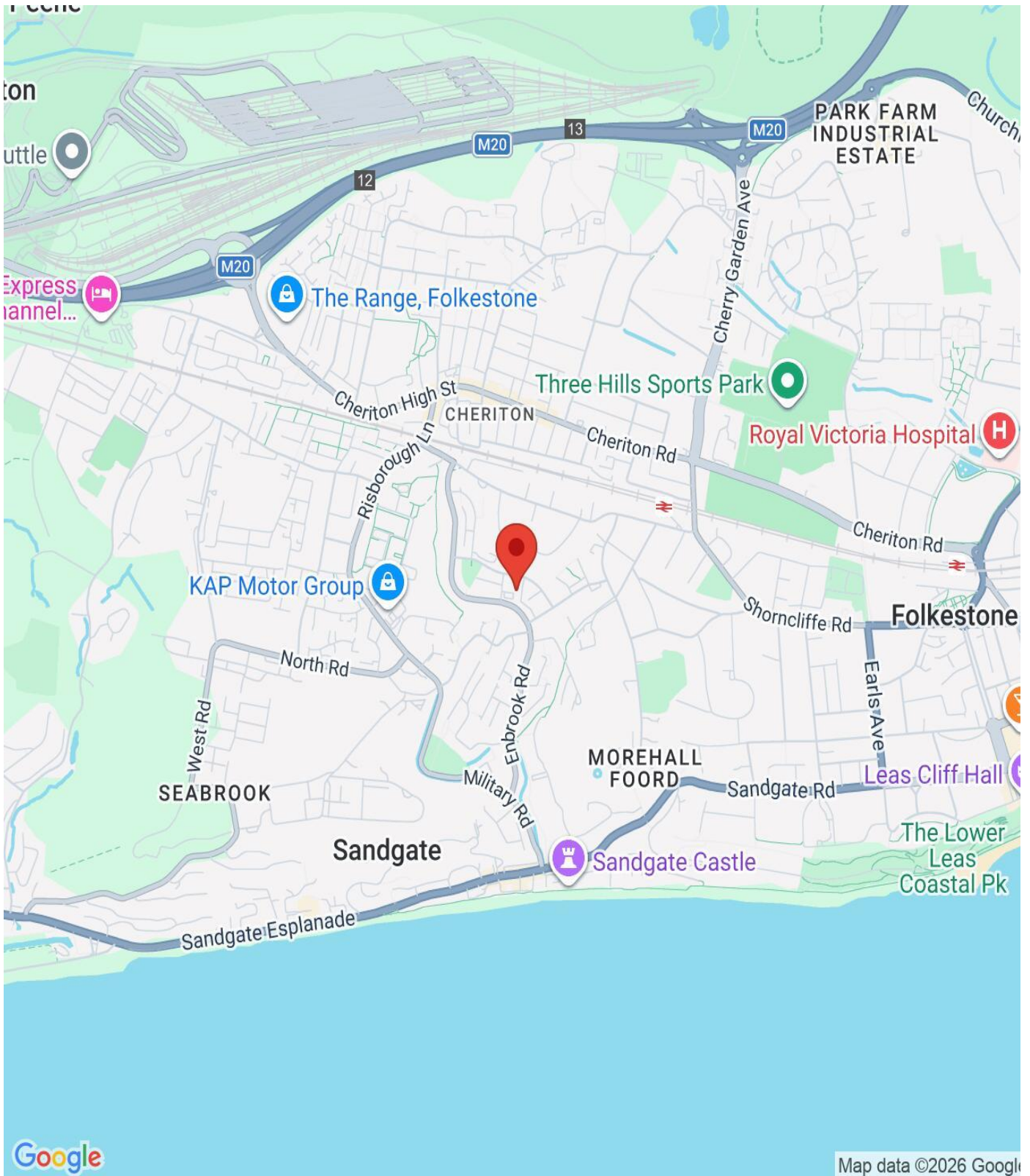
**Tenure** Freehold

**Postcode** CT20 3NE









**IMPORTANT NOTICE**

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.