



11B EARLS AVENUE, FOLKESTONE

£1,950 per month

A prominent office/surgery/consulting rooms on the corner of Sandgate Road and Earls Avenue in Folkestone.

The property has 4 Parking Spaces to the Front.

Former Dental Surgery



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11b Earls Avenue Folkestone CT20 2HW

**Prominent Position, Wide Array Of Uses , Parking ,
Close to Town Centre and Station**

Description

The property is based on the corner of Sandgate Road and Earls Avenue within walking distance to Folkestone Central 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.

Folkestone Town Centre is also within 1 mile. The property is a ground floor office which was a former dental surgery and has five consulting rooms which can be used as a wide array of uses within the beauty, health, medical or recovery industry.

The property could also be used as an office. The property benefits from LED spotlight lighting, gas central heating system, laminate flooring throughout and kitchen area. There is also plumbing for a compliant disabled w/c and separate w/c.

There is also parking for 4 cars in the front car park and views overlooking the garden to the rear.

The property is available on a new lease at £1,950 per calendar month (no VAT). Incentives Available

Ground: 1,226 sq ft

Rateable Value: £12,000 from 1st April 2026 (please contact Folkestone & Hythe District Council on 01303 853000 for further details). The property is eligible for small business rates relief.

Services: Electricity, Gas and Mains Water are connected

Energy Performance Certificate: Pending

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).

Postcode CT20 2HW

Viewings Strictly by appointment only -
Property Reference MOTIS_011812

Opening Hours:

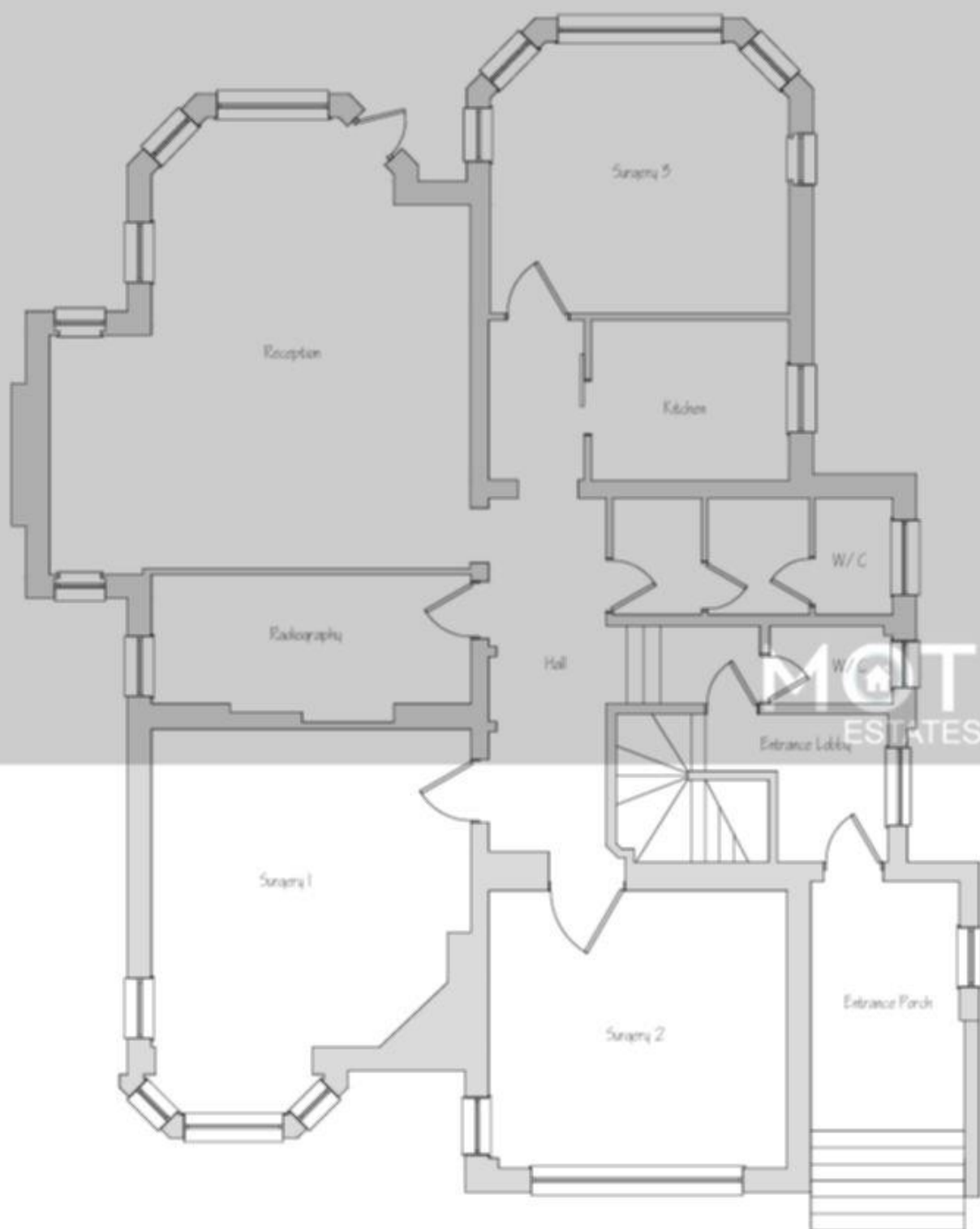
Monday - Friday 9.00 - 5.30

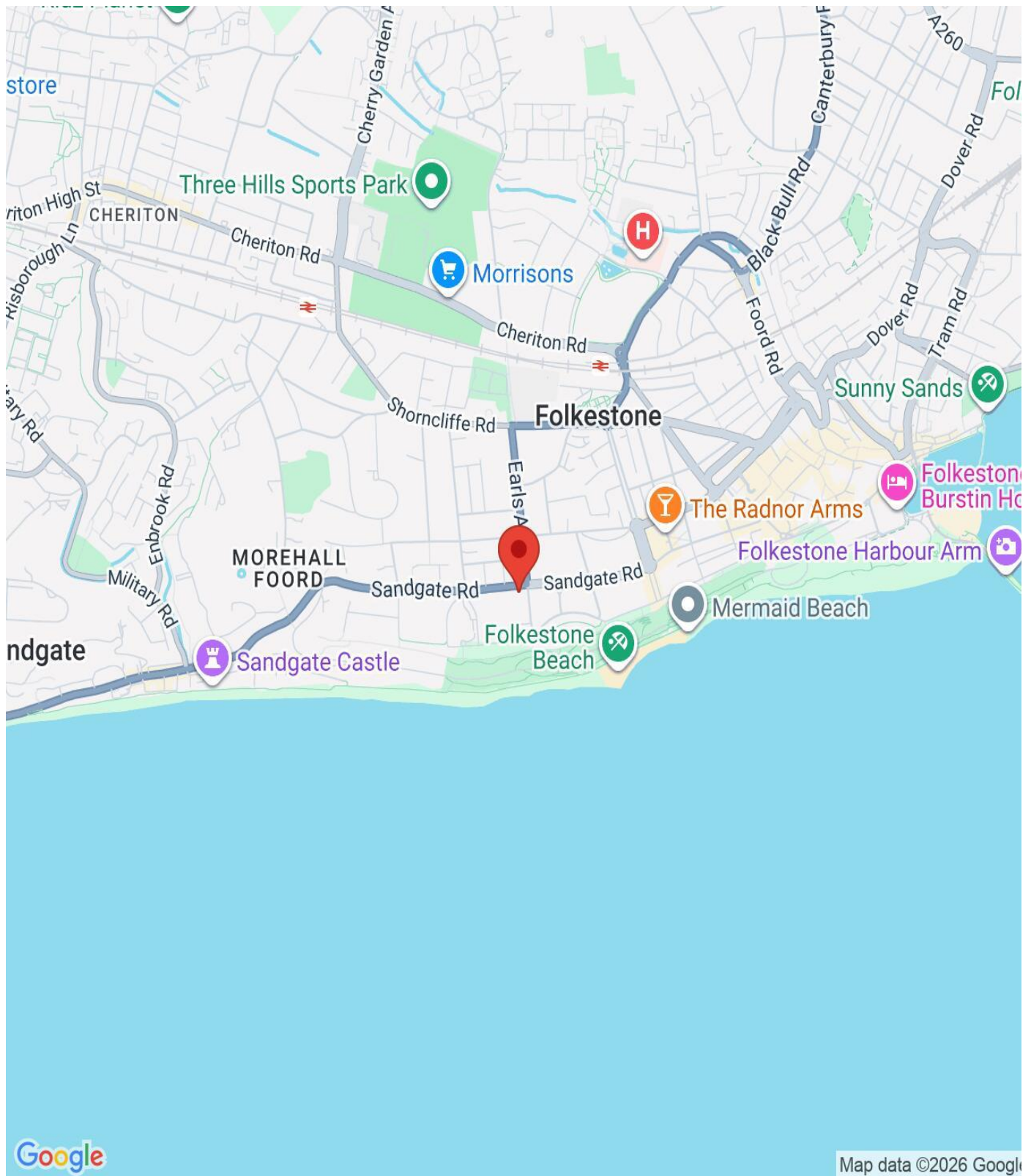
Saturday 9.00 - 3.00











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.