

Burnap + Abel

4 Sandgate Road Folkestone Kent

CT20 2BZ

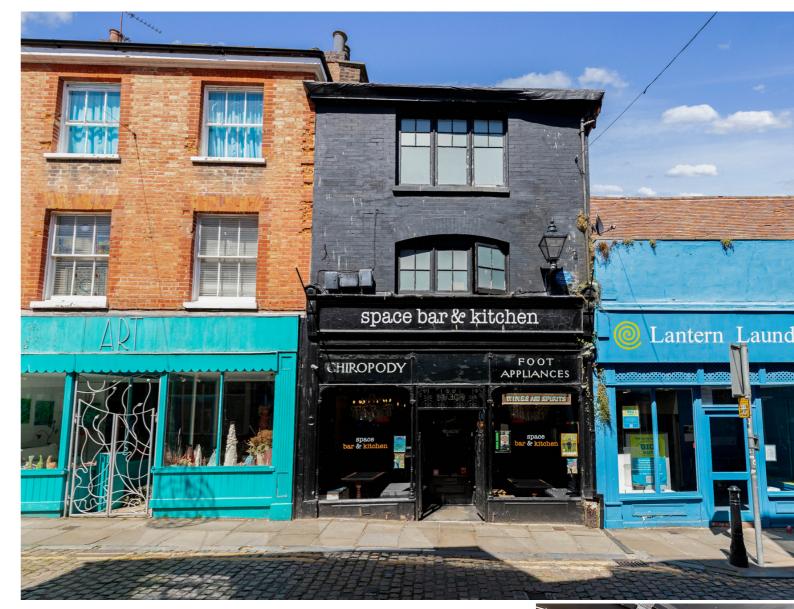
Email folkestone@burnapandabel.co.uk

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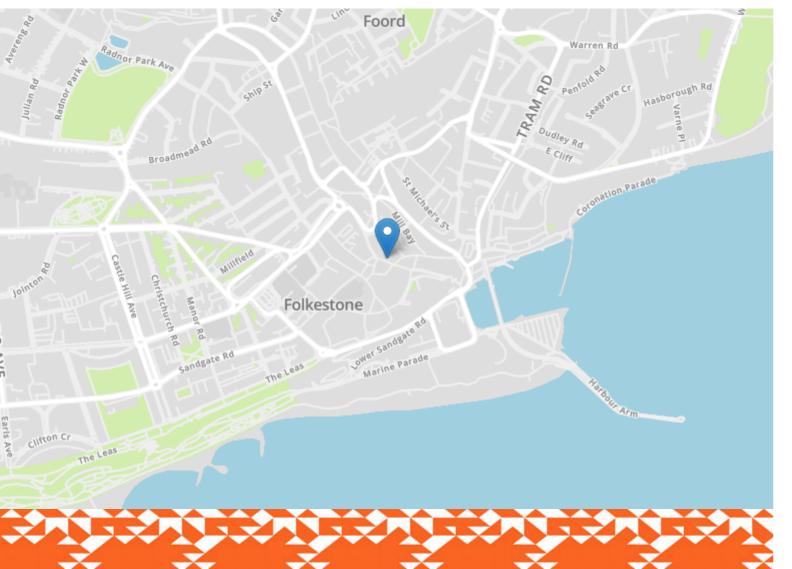
7 The Old High Street

Folkestone CT20 1RJ

£475,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this freehold property situated in the sought after Old High Street in Folkestone's Creative Quarter. The property currently is laid out as a group floor bar with licence til 1am & kitchen, two bedroom maisonette and working air B&B room in the large rear garden. The current vendors are willing to sell the business in with the property at no extra cost and also leave a vast majority of the business furniture. For more information or to book a viewing please call sole agent Burnap + Abel on 01303 258590.

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Bar Area

36' 11" x 16' 8" (11.25m x 5.08m)

W.C

W.C

Commercial Kitchen

12' 11" x 8' 7" (3.94m x 2.62m)

Barrel Room

10' 0" x 9' 9" (3.05m x 2.97m)

Landing for the living accommodation

Lounge

13' 10" x 10' 11" (4.22m x 3.33m)

Kitchen/Dining Room

13' 4" x 12' 8" (4.06m x 3.86m)

Store

11' 11" x 4' 5" (3.63m x 1.35m)

Bathroom

10' 4" x 6' 10" (3.15m x 2.08m)

Second Floor Landing

Bedroom One

14' 0" x 11' 4" (4.27m x 3.45m)

Bedroom Two

10' 2" x 6' 4" (3.10m x 1.93m) Rear Garden

Air B&B

11' 9" x 8' 0" (3.58m x 2.44m)

Store

17' 11" x 6' 10" (5.46m x 2.08m)

Store

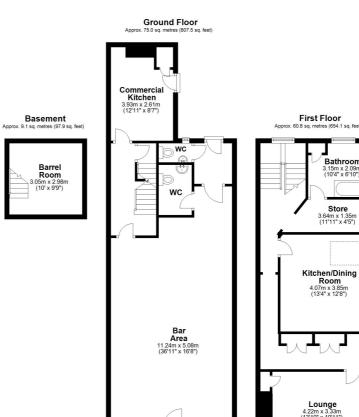
13' 7" x 7' 5" (4.14m x 2.26m)

Store

8' 7" x 6' 2" (2.62m x 1.88m)

Off Road Parking

Located to the rear of the building.



Total area: approx. 210.8 sq. metres (2268.9 sq. feet)







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.