



## 25-27 BLACKBULL ROAD, FOLKESTONE

**£320,000 Freehold**

**GUIDE PRICE £320,000** A three-bedroom maisonette and a commercial shop less than a mile from Folkestone Central station is being offered at a Yield of 7%.



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# 25-27 Blackbull Road Folkestone CT19 5QN

## RECENTLY RENOVATED THREE BEDROOM MAISONETTE AND SHOP, FREEHOLD INVESTMENT WITH COMMERCIAL AND RESIDENTIAL TENANTS, 7% YIELD

### Description

GUIDE PRICE £320,000 - Freehold Investment

A three-bedroom maisonette and a commercial shop less than a mile from Folkestone Central station is being offered to the market as an investment at 7% yield.

The property consists of a ground floor retail shop and a three bedroom maisonette which has a separate access. The front door leads into a good sized entrance where there is a bathroom to the left which has a separate corner bath and shower cubicle. The bathroom has laminate flooring and is part tiled on the wall. There is a utility room adjacent which has a stainless steel sink. The ground floor also consists of the kitchen which has a generous amount of cupboards, there is an integrated electric hob and cooker. There is also an open plan living room and open plan dining room. The first floor consists of two double bedrooms and a single bedroom, all with built in storage. There is also a useful cupboard on the landing.

There is Gas Central Heating and Double Glazing. Externally, there is a small decking area suitable for a table and chairs.

The ground floor is a commercial shop which is approx 136 sq m of ground floor space which is currently leased on a FRI lease.

### Tenancies

Commercial - A lease renewal of 5 years from 25th March 2023 at £10,500 per annum. The owner has confirmed that all rent has been paid on-time for 18 years.

Residential - An AST was formed on 16th February 2023 at a rent of £995 per month - The owner has confirmed that all rent has been paid on-time.

Use: E Use Class Energy Performance Certificate: 76 (C) - Full EPC available upon request.

Services: Water, Drainage, Gas and Electricity

Rateable Value: £7,000 (Folkestone and Hythe District Council (2023/2024). Small Business Rates Relief eligible.

Council Tax: Band B

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or [commercial@motis-estates.com](mailto:commercial@motis-estates.com)

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

**Tenure** Freehold

**Postcode** CT19 5QN

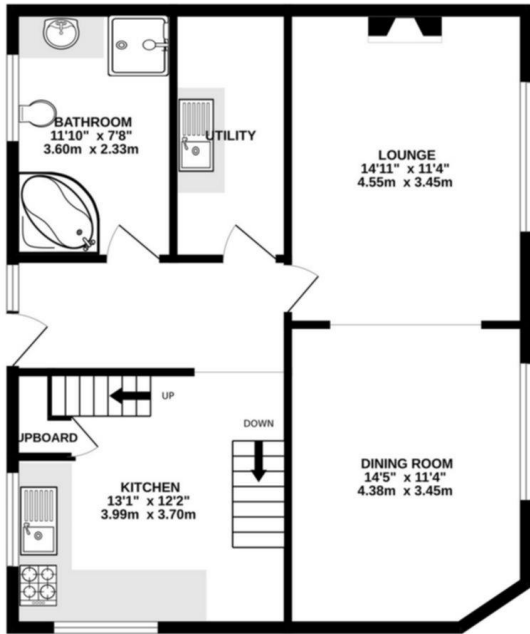
**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005027



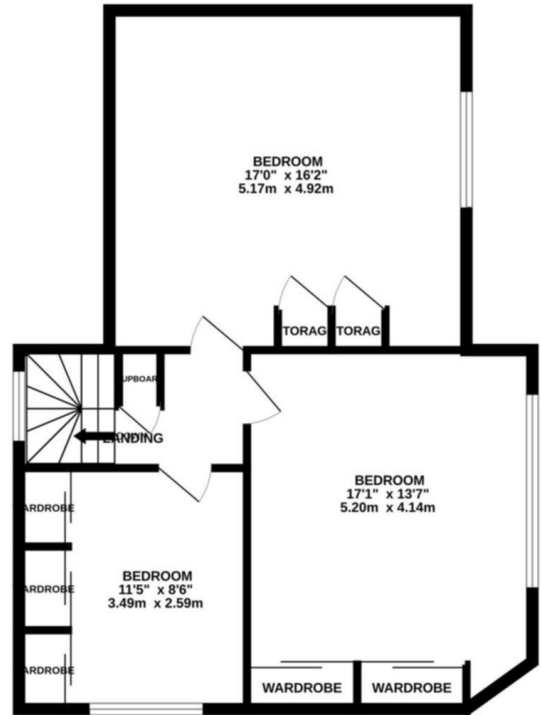




GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.

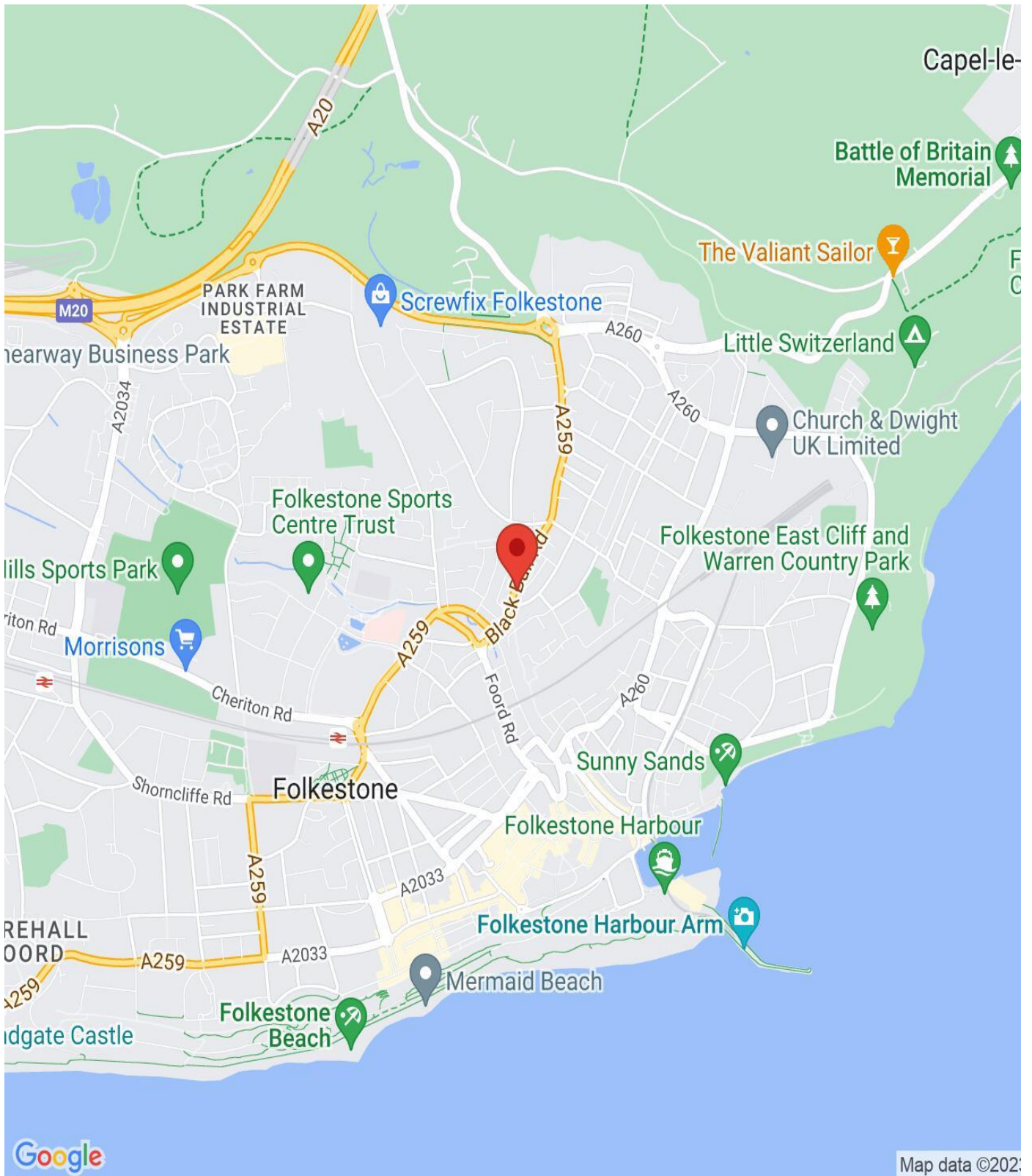


1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.