

FOR SALE

**9 Cambridge Gardens
Folkestone, Kent CT20 1DB**

**smith
woolley**
chartered surveyors

**3-storey office building with potential to
reinstate as a town house or conversion to flats**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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Situation

The property is located close to the centre of the popular coastal town of Folkestone. The property is situated on Cambridge Terrace, which is primarily a residential area but within walking distance to Folkestone town centre and Folkestone Central Railway Station. Folkestone town centre has a wide range of both multiple and independent businesses and supermarkets and a vibrant hospitality area at The Harbour Arm.

Description

A 3-storey end of terrace property of traditional brick construction under a pitched tile roof with a two-storey rear extension. To the rear is a small courtyard which can be accessed from a side passage. The property is currently utilized as offices.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Office	31.51	339
Kitchen	11.04	119
First Floor		
Office	35.19	379
Kitchen	7.53	81
Second Floor		
Office	17.65	190
Office	14.55	157
Office	4.72	51
Store Room	<u>7.80</u>	<u>84</u>
Total	129.99	1,399

Business Rates

Rateable Value £6,700

UBR (2025/26) 49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Energy Performance Certificate

Full EPC recommendation reports and certificates are available on request. The property has a current energy efficient rating of 89 (Band D).

Tenure

Freehold with vacant possession.

Price

The property is available at a guide price of **£277,500**.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

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Siobhan Wood

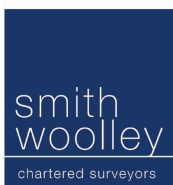
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SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available on request) 2544/August 2025



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

