

FOR SALE

**2A & 2B Boscombe Road
Folkestone CT19 5BD**

smith
woolley
chartered surveyors

**Workshop, Offices & Large Flat
Suitable for Investment & Redevelopment**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 commercial@smithwoolley.com

Situation

The property is located in a predominantly residential area, a short distance from Folkestone Town Centre and the popular Harbour area. Junction 13 of the M20 Motorway is within a couple of miles, giving access to the motorway network, Channel Tunnel and Port of Dover. Folkestone Central Railway Station is within a 5-minute walk of the property and offers High Speed train services to London St Pancras (52 minutes)

Description

2B Boscombe Road comprises a workshop accessed via 3 roller shutter doors from Palmerston Street linked to a 2-storey building providing reception and offices. 2A Boscombe Road is an adjoining 3-storey building currently configured to provide ground floor entrance hall leading to living accommodation on the upper floors. The flat was formerly 2 flats.

The property is suitable for an owner-occupier or a mixed-use investment. The property has scope to create additional flats or possible redevelopment.

Accommodation

2A Boscombe Road - Residential

Ground Floor

Entrance Hall	2.66m x 1.77m
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First Floor

Kitchen/Dining Room	5.36m x 3.67m
Living Room	4.49m x 3.68m
Bedroom	3.66m x 3.36m
Bedroom	2.75m x 2.28m
Bathroom & WC	3.18m x 2.09m

Second Floor

Living Room	5.38m x 3.36m
Kitchen	3.65m x 3.47m
Bedroom	3.66m x 3.22m
Bedroom	2.94m x 2.57m
Bathroom & WC	3.63m x 1.86m



2B Boscombe Road - Commercial

	Approx. Gross Internal Area	
	sq m	sq ft
Ground Floor		
Workshop	177.34	1,909
Reception & Office	20.16	217
Office	11.36	122
First Floor		
Offices	26.01	280



Business Rates

To be re-assessed.

Council Tax

2A Boscombe Road is currently listed within Band 'B' for Council Tax purposes.

Services

We understand all main services are available to the property.

Energy Performance Certificate

Full EPC recommendation reports and certificates are available upon request. The properties have the following rateable values:-

2A Boscombe Road	Band D	(Rating 63)
2B Boscombe Road	Band D	(Rating 91)

Tenure

Freehold with vacant possession.

**Price**

The property is offered at a guide price of **£445,000**.

Legal Costs

Each party to pay their own legal fees.

Viewings

Strictly by appointment through these offices.

For Further Information

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**VACANT POSSESSION UPON COMPLETION
SUBJECT TO CONTRACT**

(This firm operates a Complaints Handling Procedure, details of which are available upon request)
2436/July 2025



