

Situation

The property is located in the centre of the popular coastal town of Folkestone. The property is situated in Cheriton Place, which supports a range of local business users and is close to Sainsbury's supermarket which benefits from a multi-storey car park, just off Sandgate Road. Sandgate Road is the primary trading location within Folkestone town centre and is a short distance from the bus station and the main pedestrianized area.

Description

The property comprises a large Grade II Listed mid-terraced Victorian building arranged over lower ground, ground and two upper floors. The lower ground floor is currently a self-contained hairdressing salon and is rented out. The remainder of the building is vacant.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor	68.90	742
First Floor	71.50	770
Second Floor	49.31	531
Lower Ground Floor (let)	60.35	<u>650</u>
Total	250.06	2,692

There is a small rear garden area.

Business Rates	Upper Floors	Basement
Rateable Value	£15,000	£6,700
UBR (2024/25)	49.9p	49.9p

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



Tenancy Information

The basement is currently occupied by Coco Hair & Beauty on a at a rent of £4,500 per annum and a copy of the lease is available to interested parties.

The ground and upper floors are currently vacant.

Planning

Expired planning application (Application No Y18/0264/SH) for change of use and conversion of offices (Class B1a) to a live/work unit. (Decided 11th May 2018).

Energy Performance CertificatePending



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.

Price

The freehold is offered for sale at a guide price of £450,000 (no VAT).

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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SUBJECT TO CONTRACT

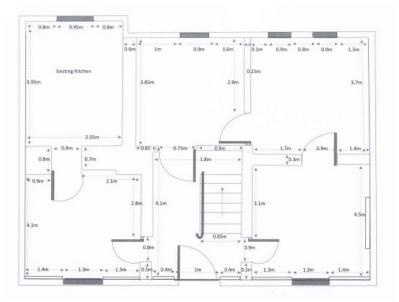
(This firm operates a Complaints Handling Procedure, details of which are available on request) 2203/April 2024

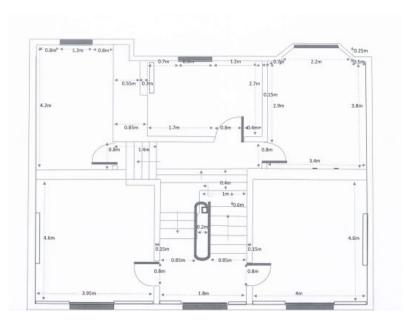




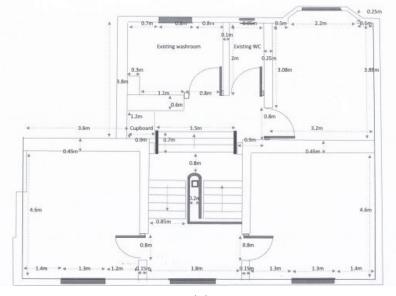








Ground Floor First Floor



Second Floor



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