

**FOR SALE**  
**12 Cheriton Place**  
**Folkestone, Kent CT20 2AZ**

smith  
woolley  
chartered surveyors



**Offices with re-development potential**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

### 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)	<u>60.35</u>	<u>650</u>
<b>Total</b>	<b>250.06</b>	<b>2,692</b>

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 11<sup>th</sup> May 2018).

### Energy Performance Certificate

Pending

### 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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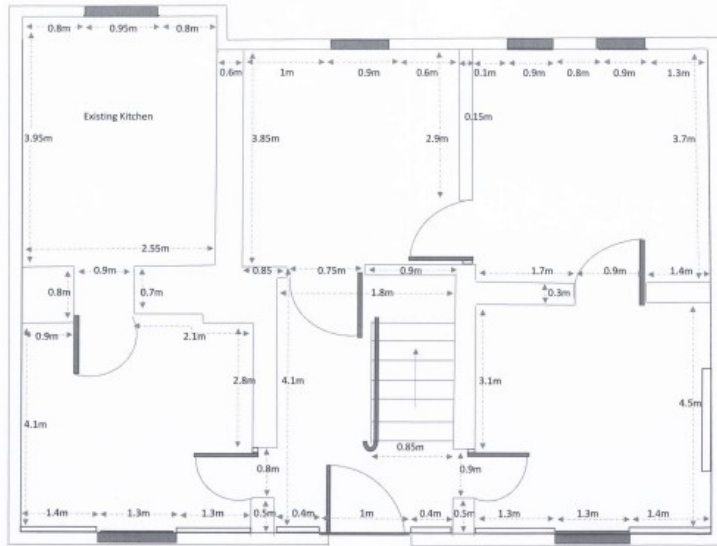
01303 226622

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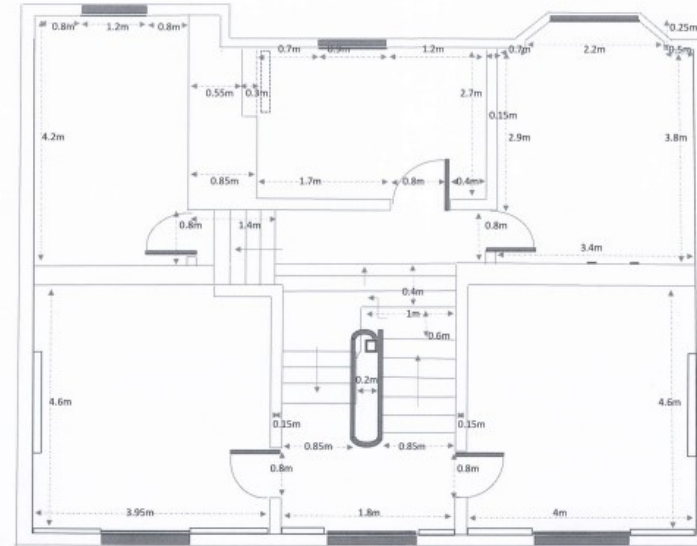
### SUBJECT TO CONTRACT

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

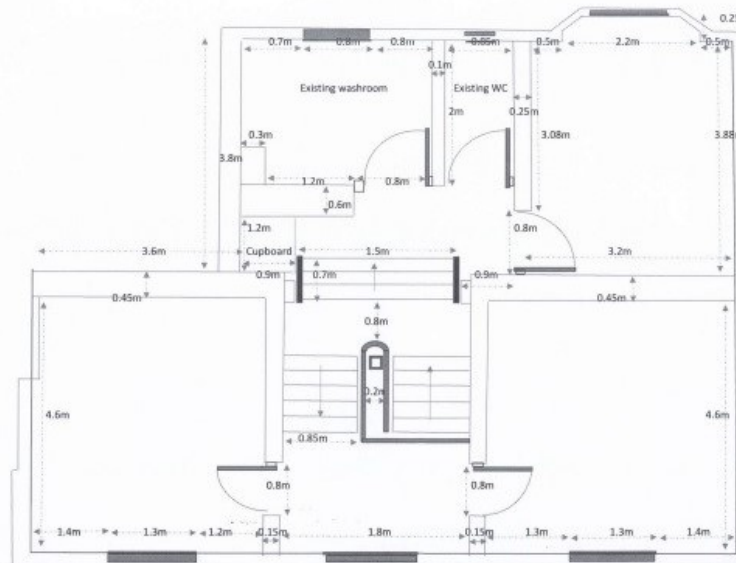




Ground Floor



First Floor



Second Floor