

FOR SALE

**301 Cheriton Road
Folkestone CT19 4BG**

**smith
woolley**
chartered surveyors



**Ground Floor Commercial Premises with
Residential on the Upper Floors**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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Situation

The property is located on Cheriton Road (B2064) at its junction with St George's Road.

Cheriton is a busy local shopping centre situated approximately one mile north of Folkestone town centre and close to local amenities including schools.

Communications are excellent in the Folkestone area. Folkestone West and Central mainline railway stations are within easy access with high-speed link offering a journey to London of less than one hour. The Channel Tunnel terminal at nearby Cheriton provides easy access to the continent.

Description

The property comprises a former café with a return frontage on to St George's Road. There is a central recessed access door into the main shop/café serving/seating area with a sink unit and steps up to a rear area. There is a separate kitchen and storage facilities and access to an external yard with WC facilities and a basement for storage (external side access).

	sq m	sq ft
Retail / Café	32.42	349
Kitchen	9.01	97
Stores	6.51	71
Total	47.94	517

The upper floors comprise residential accommodation in need of refurbishment:-

First Floor	kitchen, WC facilities, lounge & bedroom
Second Floor	2 bedrooms

Services:

We understand all mains services are connected to the property.

Council Tax

The upper floors are listed as Band A for Council Tax purposes

Business Rates

Rateable Value £4,300

UBR (2024/25) 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 upon request. The property has a current energy efficient rating of 50 (Band B). The EPC for the residential parts is pending.

Price

The property is available freehold at a guide price of **£299,500 (no VAT)**.

Legal Costs

Each party to pay their own legal fees.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

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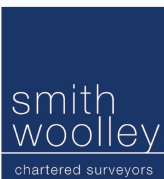
01303 226622

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SUBJECT TO CONTRACT

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

2454/July2024



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.



Serving Counter



Kitchen



Seating Area



Seating Area



Rear Yard



Residential Room