

**FOR SALE**

41-43 Risborough Lane  
Folkestone CT19 4JH

smith  
woolley  
chartered surveyors



**Commercial Premises with 2 Residential Flats Above**  
*Possible Additional Development Potential*

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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## Situation

The property is situated in Risborough Lane, a short walk from its junction with Cheriton Road (B2064). Cheriton is a busy local shopping centre situated approximately one mile north of Folkestone town centre.

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 ground floor commercial showroom/shop with rear stores, gated yard and forecourt parking. Two self-contained flats are situated on the first floor. Both flats have electric heating.

Flat A comprises entrance hall, lounge/fitted kitchen, bathroom and double bedroom.

Flat B comprises entrance hall, lounge/kitchen, 2 bedrooms, bathroom and store.

## Commercial Accommodation - Vacant

	Approx. Net Internal Area	
	sq m	sq ft
<b>Ground Floor</b>		
Showroom	62.79	676
Office/Kitchen	20.25	218
Rear Stores	88.30	950
<b>Total</b>	<b>150.84</b>	<b>1,844</b>

## Planning

Expired planning permission previously granted for the erection of a two-storey extension over the existing first floor to provide 3 residential units (1 x 2-bed, 1 x 1-bed, 1 x studio) (Application No. Y171480/SH).

## Services

We understand all main services are connected to the property.

## Business Rates

Rateable Value £8,700

UBR (2024/25) 49.9p

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

## Council Tax

Both flats are currently listed under 'Band A' for Council Tax purposes.

## Tenancies are as follows:

Both flats are let on assured shorthold tenancies with the rent paid monthly in advance. The current annual rents are:-

43A £9,600 pa (£800 pcm)

43B £9,540 pa (£795 pcm)

## Energy Performance Certificate

Full EPC recommendation reports and certificates are available upon request.

Commercial Part Pending

Flat 43A Band D

Flat 43B Band D

## Price

The property is available freehold at a price of **£525,000 (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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### SUBJECT TO CONTRACT

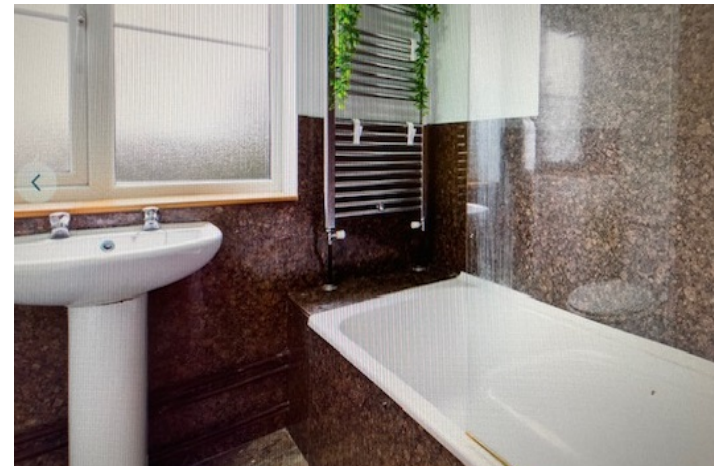
(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2421/July 2024



### Residential Flats



Indicative Flat Floor Plans





Indicative Location Plan