

FOR SALE

*Lock-up store
(considered suitable for
residential use)*

SW&P

chartered surveyors

37A CHARLOTTE STREET Folkestone, Kent CT20 1LG

Situation

The property is located half a mile to the east of the centre of Folkestone and within three quarters of a mile of Folkestone Central Railway Station in Charlotte Street which is accessed from Dover Road. The area is predominantly residential in character with some commercial uses, particularly along Dover Road.



Description

A two-storey building of brick construction under a shallow pitch felted roof. The property, currently used as a store, is considered suitable for continued commercial use or conversion/redevelopment to residential use (subject to planning).

Terms

Offers are invited for the freehold in excess of **£35,000**.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment through these offices.

Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Ground Floor		
Store	21.03	226
First Floor		
Store & w/c	21.03	226
Total	42.06	452

For Further Information Contact:

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01303 228729

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Services

We understand all main services are connected to the property.

**VACANT POSSESSION UPON
COMPLETION
SUBJECT TO CONTRACT**

Business Rates

We have been verbally advised by Shepway District Council that the premises has a rateable value of £1,200 (payable at 48.5p in the £).

(This firm operates a Complaints Handling Procedure, details of which are available on request) 887/June 2009

Smith-Woolley & Perry

The Manor Office, 43 Castle Hill Avenue, Folkestone, Kent CT20 2RB

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