

**Price Reduction**

## FOR SALE

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

SW&P

chartered surveyors

### THE OLD STABLES INGLES LANE Folkestone, Kent CT20 1ER

#### Situation

The property is accessed off Ingles Lane, being situated at the rear of 53 Brockman Road.

#### Description

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

#### Accommodation

	Approx. Net Internal Area sq m	sq ft
<b>Ground Floor</b>		
Workshop	33.26	358
Lean to Store	4.12	44
<b>First Floor</b>		
Store	<u>31.04</u>	<u>334</u>
<b>Total</b>	<b>68.32</b>	<b>736</b>

#### Services

We understand that mains electricity and water are available to the property but mains drainage is not connected.

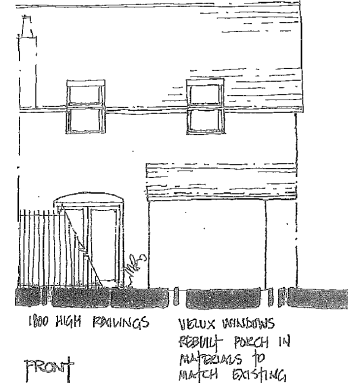
#### Business Rates

Rateable Value	£1,875
UBR (2010/11)	41.4p
Rates Payable	£776.25

Interested parties are advised to confirm these figures with Shepway District Council.

#### Planning

Planning permission was granted for change of use and conversion of workshop to dwelling (ref: Y05/1205/SH). This permission has now expired.



#### 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.

#### For Further Information Contact:

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**01303 228729**

[www.swandp.co.uk](http://www.swandp.co.uk)

**VACANT POSSESSION UPON  
COMPLETION  
SUBJECT TO CONTRACT**

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

1287/March 2010

Smith-Woolley & Perry

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In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.