

FOR SALE

Sales Office & Maisonette

93 HARBOUR WAY
Folkestone, Kent CT20 1NA



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 Harbour Way which is accessed off of Dover Road. The area is predominantly residential in character.

Description

A three-storey end terrace property of brick construction under tile roof with a substantial single storey rear extension. The building is laid out to provide ground floor sales office and stores with separate maisonette on the upper floors. The maisonette has a separate ground floor entrance to the side of the building. The ground floor is considered suitable for continued commercial use or conversion to a residential use.

Accommodation

| | Approx. Net Internal Area | |
|-------------------------------|---------------------------|------------|
| | sq m | sq ft |
| Ground Floor | | |
| Sales Office | 19.64 | 211 |
| Rear Office | 10.42 | 112 |
| Store | 5.07 | 55 |
| Rear Store | 12.64 | 136 |
| Kitchen | 2.74 | 29 |
| Total | 50.51 | 543 |
| First Floor | | |
| Living Room, Kitchen, Bedroom | | |
| Second Floor | | |
| Bedroom, Bathroom, Store | | |

Services

We understand that all mains services are connected to the property. The maisonette has the benefit of a gas fire central heating system.

Council Tax

The property is listed within Band 'A' for council tax purposes.



Business Rates

| | |
|----------------|-----------|
| Rateable Value | £3,550 |
| UBR (2010/11) | 41.4p |
| Rates Payable | £1,469.70 |

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

Tenancies

Sales Office - Vacant
Maisonette - Occupied on a protected tenancy at £250 per calendar month exclusive.

Energy Performance Certificate

Full EPC report and certificate are available on request.

Price

Offers are invited for the freehold in excess of £115,000.

Legal Costs - Each party to bear their own legal costs.

Viewing - Strictly by appointment through these offices.

For Further Information Contact:

Philip Clapham
philip@swandp.co.uk
01303 228729

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available on request) 888/July 2010

Smith-Woolley & Perry

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

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These plans are for information purposes only.