

Reavailable
due to abortive negotiations

FOR SALE / TO LET

*Lock-Up Shop & Maisonette
with planning consent for A5 takeaway*

SW&P
chartered surveyors

129 BLACK BULL ROAD Folkestone, Kent CT19 5NU

Situation

The property is situated in a prominent local retail parade on Black Bull Road near to its junction with Canterbury Road, approximately 1 mile north of Folkestone town centre. Black Bull Road is a main arterial route (A259). Street parking is available outside the property.

Description

A mid-terrace property currently laid out to provide ground floor lock-up shop and separate maisonette. A ground floor side passage provides access to the maisonette and rear garden.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail area	37.7	406
Store/Office	14.6	158
Kitchen/Store	4.9	53
Store	9.0	96

Maisonette

First Floor - Living room, kitchen, utility room, bathroom & wc

Top Floor - Three bedrooms

Business Rates

Rateable Value	£4,400
UBR (2011/12)	43.3p
Rates Payable	£1,905.20

Interested parties are advised to confirm these figures with Shepway District Council. Occupiers of the property may be entitled to small business rates relief.

Council Tax

We have been verbally advised by Shepway District Council that the property is listed within Band 'A' for council tax purposes.

Planning

Planning permission has been granted for change of use to hot food takeaway (Class A5) (Application No. Y10/0899/SH).



Services

All main services are connected to the property. The maisonette has the benefit of gas fired central heating.

Terms

The whole property is available to rent on flexible lease terms at a commencing rent of **£12,500 per annum**. Alternatively offers are invited for the freehold in excess of **£129,950**.

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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**VACANT POSSESSION UPON
COMPLETION
SUBJECT TO CONTRACT**

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

1298/April 2011

Smith-Woolley & Perry

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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 oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.