

retail in CT20

Guildhall Street, Folkestone
Kent, CT20 1EA

£290,000

- ✓ Three storey property
- ✓ Ground floor retail unit
- ✓ Freehold title
- ✓ Flats above
- ✓ Central location
- ✓ Tenanted investment

**PATTINSON
AUCTION**



Summary

- Property Type: Retail - Parking: None Price: £290,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer for sale by auction this three storey property. The property briefly comprises of 4 rooms to the basement with a main sales area to the ground floor. The first floor comprises of a lounge and kitchen/diner with a lounge and kitchen/diner to the second floor. On the final floor is a bedroom. The subject property is well located along Guildhall Street, Folkestone. The property is located within Folkestone Town Centre with easy access to local amenities and transport links.

Please note we have not inspected this property.

Location

The subject property is well located along Guildhall Street, Folkestone. The property is located within Folkestone Town Centre with easy access to local amenities and transport links. The closest bus stop is a short walk away as well as Folkestone Central being a 10 minutes walk. The subject property is 28 miles east of Margate and 64 miles west of Eastbourne.

Accommodation

BASEMENT:

Kitchen - 2.36m x 3.16m
Treatment room
Store room
Store room
Shower room

GROUND FLOOR:

Main retail area
Utility area
Shower room

FIRST FLOOR:

Lounge
Kitchen/diner
Shower room

SECOND FLOOR:

Kitchen/diner
Lounge
Shower room

THRID FLOOR:

Bedroom

Rateable Value

The adopted rateable value is £7,200 as of 1st April 2017.
Sourced from VOA.

Lease Details

We are advised the property is let on a verbal agreement at £1,500PCM. Achieving an annual income of approx. £18,000.

Tenure

Freehold. Title number TT3379.

EPC

Available upon request (Commercial rating E and residential rating G).

Additional Information

For further information please contact our office direct on 0191-737-1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Guildhall Street, Folkestone, Kent, CT20 1EA

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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