



INVESTMENT WITH DEVELOPMENT POTENTIAL  
**OFFERS IN EXCESS OF £80,000 FH**  
94-98 TONTINE STREET FOLKESTONE CT20 1JW

- YARD FOR CAR PARKING
- PRODUCING £5,000 PER ANNUM
- TENANT HOLDING OVER
- 0.0283 HECTARE (3,046 SQ FT)
- DEVELOPMENT POTENTIAL (STPP)
- CENTRAL LOCATION

### Location

Tontine Street is the artery A260 route which provides easy access to Folkstone Town centre and beyond. Folkstone Harbour is 0.3m from this location. The property is located on the Eastern side of Tontine Street and the immediate area consist of both commercial and residential property.

### Description

Cleared site that has been used for car parking for an adjoining car repair shop. The property is sandwiched between a light industrial building and a terrace of houses on the other side. We are of an opinion that the land could have alternative uses subject to gaining the necessary consents.

Properties in Tontine Street had an overall average price of £130,000 over the last year. Overall, sold prices in Tontine Street over the last year were 2% down on the previous year and 47% down on the 2005 peak of £244,490. (Rightmove)

### User

Class E of the Town & Country Planning (Use Class) (Amendment) Order 2005.

### EPC

A copy of the EPC is awaited and shall be made available upon request.

### Accommodation Schedule

The property offers the following approximate dimensions

Frontage approx 16m (52.5 Ft)

Site Area 282.98 Sq M ( 3,046 sq ft)

### Tenure

Freehold subject to the existing lease.

### Lease Terms

Autorite Finishers Ltd & Gerald Sansom are holding over on lease which expired on 2nd March 2013 at a rent of £5,000 per annum. The estimated current rental value is circa £7,500 per annum.

### Terms

Offers are invited in excess £80,000 for our client's freehold interest.

### VAT

The property has not been elected for VAT purposes.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of, £13,250 however, interested parties should make their own enquiries of the rates payable.

### Legal

Each party to bear its own legal costs.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

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### Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

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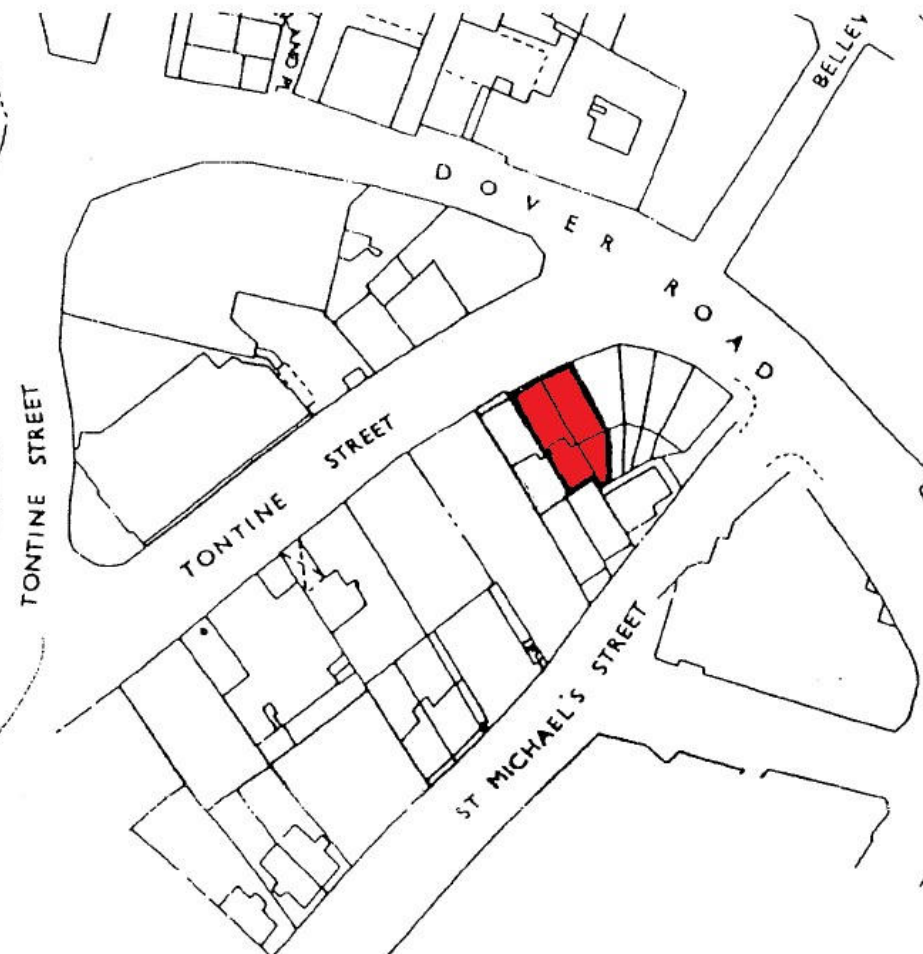


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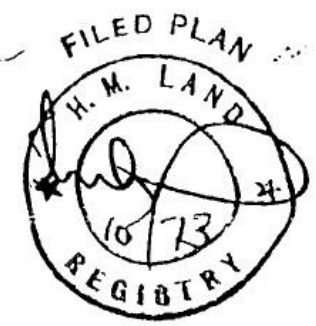
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*Handwritten signatures and scribbles*

*Sealed*



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