

RAPLEYS

FOR SALE Public House/Development Opportunity

rapleys.com
0370 777 6292

The Royal Standard, 60 Canterbury Road,
Folkestone CT19 5NL

CONTACT **Will Primrose**
07879 417824 | will.primrose@rapleys.com

Richard Curry
07876 747146 | richard.curry@rapleys.com



Freehold vacant former pub with residential

Prominent arterial road location

Ground and first floor accommodation

Suitable for alternative uses, subject to planning

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Location

The property is situated in the port town of Folkestone, approximately 19 miles south of Canterbury and 34 miles south east of Maidstone. The property is located on Canterbury Road in a predominantly residential area with a number of small local amenities in the immediate vicinity.

Folkestone Central Railway Station is located approximately 1 mile from the property providing excellent transport links into London St Pancras International. Access to the motorway network is at junction 13 of the M20 approximately 3 miles distant.

Description

The property is a ground floor former public house with residential accommodation above.

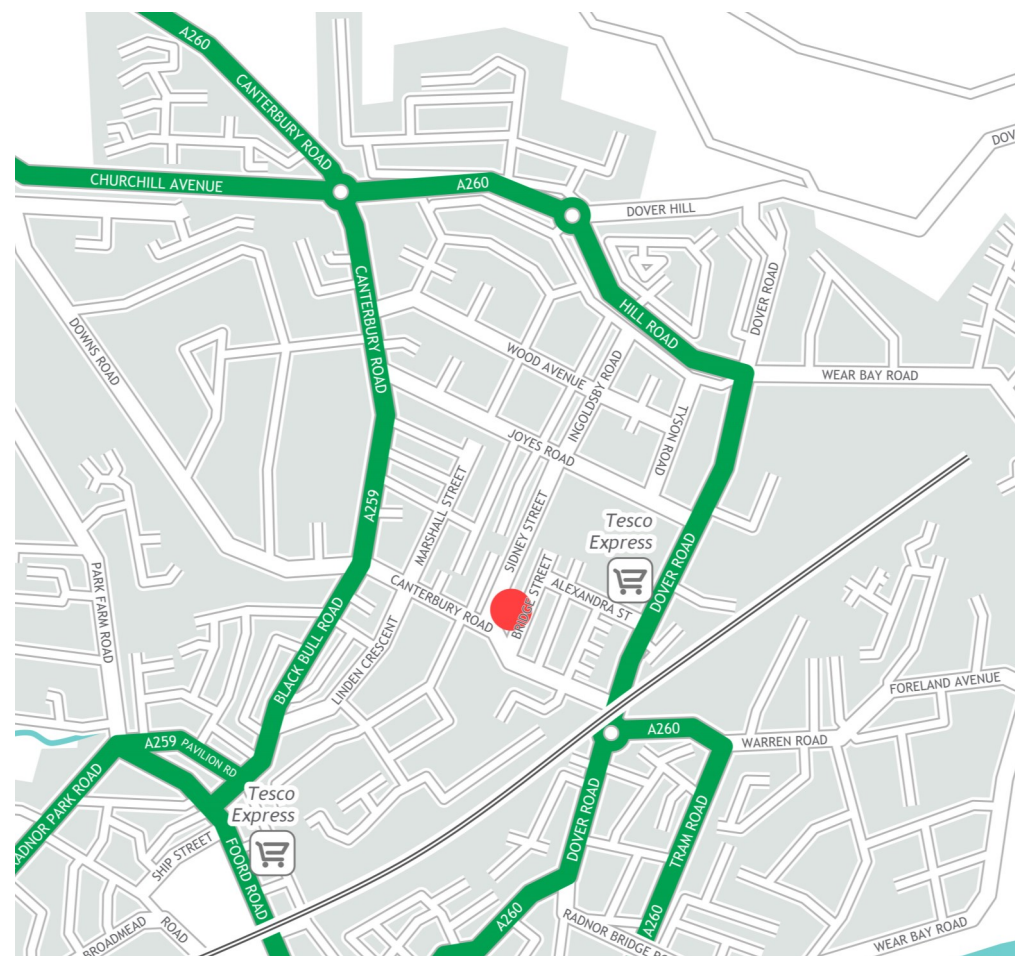
The premises falls within the jurisdiction of Folkestone & Hythe District Council and we are not aware of it being Listed or within a Conservation Area. It may be suitable for alternative uses, subject to planning, and interested parties are to make their own enquiries with the local planning authority.

Accommodation

The property comprises the following approximate Gross External area:

	Sq m	Sq ft
Ground floor	82.98	893
First floor	Residential accommodation	
Total	82.98	893

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Title Plans and must be verified by interested parties.



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Tenure

The property is for sale freehold and will be available with vacant possession.

Terms

- Details of any conditions attached to the offer
- Confirmation of funding for freehold offers or financial information for proposed tenants
- Confirmation of Board approval for the offer if applicable
- Proposed timescales for exchange and completion of a transaction
- Track record of the applicant

Our client reserves the right not to accept the highest or any other offer received.

Rating

We are advised that the Rateable Value for the property is £8,000 (based on 2017 rating). Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on <https://www.gov.uk/calculate-your-business-rates>

Energy Performance

Energy Performance Asset Rating: C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewings are strictly by appointment. Please contact the sole agent to make an appointment.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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