

GUIDE PRICE
£700,000

BIDDING DEPOSIT
£9,000

DIGITAL AUCTION DATE
29th June 2021

BY ORDER OF
Receivers



Lock up garage site r/o the former Grand Hotel, The Leas, Folkestone, CT20 2XL

A centrally located irregularly shaped site of approximately 0.201 hectares (0.497 acres) comprising 47 lock-up garages and one residential dwelling – Part Vacant Investment

Bid1.

Property Summary

- Upon the instructions of Stephen Skinner and Colin Jennings acting as Joint LPA receivers
- Freehold site of approximately 0.201 hectares (0.497 acres)
- Includes 47 lock up garages and a residential dwelling
- Redevelopment potential, subject to consents
- Part vacant investment

Location

Folkestone is a port town on the English Channel in Kent, that lies on the southern edge of the North Downs, approximately 15 miles south-east of Ashford and 10 miles south-west of Dover.

The property is situated in between the town centre and Folkestone beach, on the east side of Metropole Road East that runs southwards from the A259. The site adjoins the northern boundary of the former Grand Hotel in a densely populated mixed use area.

Description

The property comprises an irregularly shaped site of approximately 0.201 hectares (0.497 acres) comprising 47 lock-up garages and one residential dwelling. The buildings on the site are arranged around a tarmac and gravel driveway, over multiple levels, and are each of brick constructions beneath a pitched tiled roof.

The residential dwelling is arranged with living room, kitchen, one bedroom and bathroom/WC and is generally well presented.

The site has vehicular access from Metropole Road East.

Tenancy

Further information relating to the current tenancies and rents amongst other information will be available to download from the legal pack.

VAT

We understand that VAT is not payable

Tenure

Freehold



Planning

There is potential to regularise the tenancies and enhance the current income, alternatively, subject to obtaining the necessary consents, there may be potential for redevelopment. For further information please contact Folkestone & Hythe District Council www.folkestone-hythe.gov.uk.

EPC

Please refer to the legal pack



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