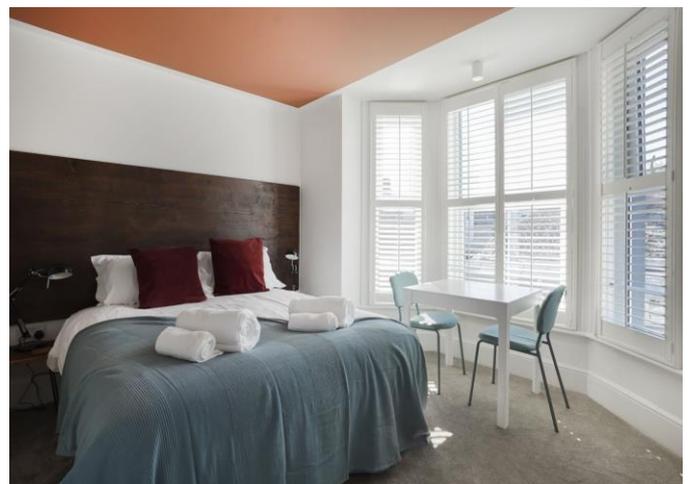




8, CHERITON PLACE, FOLKESTONE £1,750,000 Freehold

MOTIS ESTATES are delighted to bring to market this substantial 5 storey building split into 16 stylish eco-studio apartments located in Folkestone Town Centre. Planning use class C1 (Aparthotel)

For all Commercial properties, please visit Motis Estates Chartered Surveyors.



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8, Cheriton Place Folkestone CT20 2AZ

**STYLISH ECO APART HOTEL , 5 STOREY BUILDING , FREEHOLD , NO
CHAIN , EXISTING C1 USE , TURNKEY BUSINESS**

Description

Offered to the market with no onward chain, this substantial building in Folkestone Town Centre is conveniently located for local transport links such the bus network and Folkestone Central train station which provides a high speed service into London and regional mainline rail services. Currently available with C1 use under the Use Class Order as an Apart Hotel however can be amended to C3 as per Permitted Development Rights changing in the upcoming months.

The building has 16 stylish apartments over the four floors, with the basement a blank canvas for a restaurant, manager accommodation, or further studio apartments.

Floorplans available upon request.

Situated within 800 metres of Folkestone Beach and 1.4 km of Sandgate Beach in Folkestone, the Stylish Eco-Friendly Apartments in Folkestone features accommodation with free WiFi and seating area. This recently renovated apartment is located is 11-minute walk from Folkestone Harbour.

The units have carpeted floors and feature a equipped kitchen, a dining area, a flat-screen TV, and a private bathroom with a walk-in shower and a hair dryer. A microwave, a fridge freezer, kitchenware, and a kettle are also offered.

At the apartment complex, units include bed linen and towels. Eurotunnel UK is 10 km from the apartment, while Dover Priory Station is 13 km from the property. The nearest airport is London City Airport, 111 km from Stylish Eco-Friendly Apartments in Folkestone.

Called Folkestone 8, it offers rooms described as "eco-studio apartments" filled with smart technology and recycled materials. This includes infrared heating and keyless locks. There are smart door locks, so no keys or cards are needed to open the doors. People can open the door to their room on their phones. There is infrared heating; there are no pipes or radiators; it's in the fabric of the ceiling, which is a modern way of heating the building. The apartments are furnished with natural materials and only use eco-conscious products. The rooms have mini kitchenettes which include a sink, fridge freezer, microwave and kitchen utensils which are made from natural and reusable products.

Other eco-friendly products in the rooms include bamboo loo paper, wooden washing-up brushes, loofah washing-up sponges, and a refillable aluminium natural wash that is a face, body, and shampoo in one.

Booking.com rate the property as 8.5 from 199 reviews.

"Clean, tidy stylish, and good location. Also due to self-check-in and security codes, there was a level of privacy that I enjoyed"

"Very central. Clean and well-equipped. Easy access to support from staff."

"Amazing hosts, very helpful. Great accommodation and an amazing location close to everything we needed. We will definitely be staying again"

Rates range from £50-£70 for a single room to £65-£110 for a double room. The property has been open since December 2022, and accounts are available upon request.

We understand the current Rateable Value, according to the Valuation Office Agency, is £ 33,000, effective 1 April 2023.

All main services are connected to the property.

Price: Offers in the region of £1,750,000

Full EPC recommendation report and certificate are available upon request. Energy Performance Certificate: C (51)

Viewing Strictly by appointment through Motis Estates Chartered Commercial Surveyors.

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

For more details, please contact Motis Estates Chartered Surveyors on - 01303 212020 or commercial@motis-estates.com

IMPORTANT NOTICE FROM MOTIS ESTATES Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Tenure Freehold

Postcode CT20 2AZ

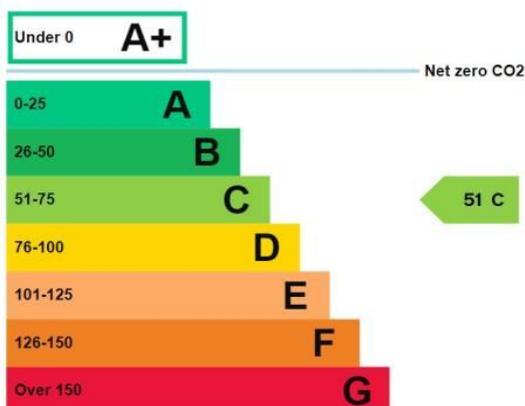
Viewings Strictly by appointment only - Property Reference MOTIS_004089

Opening Hours:

Monday - Friday 9.00 - 5.30

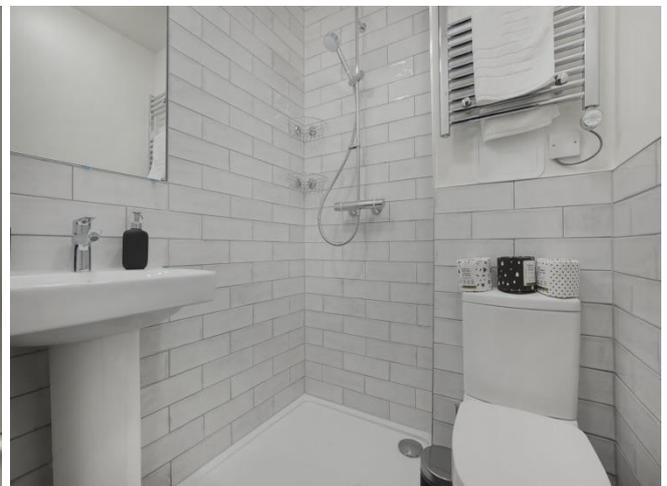
Saturday 9.00 - 3.00

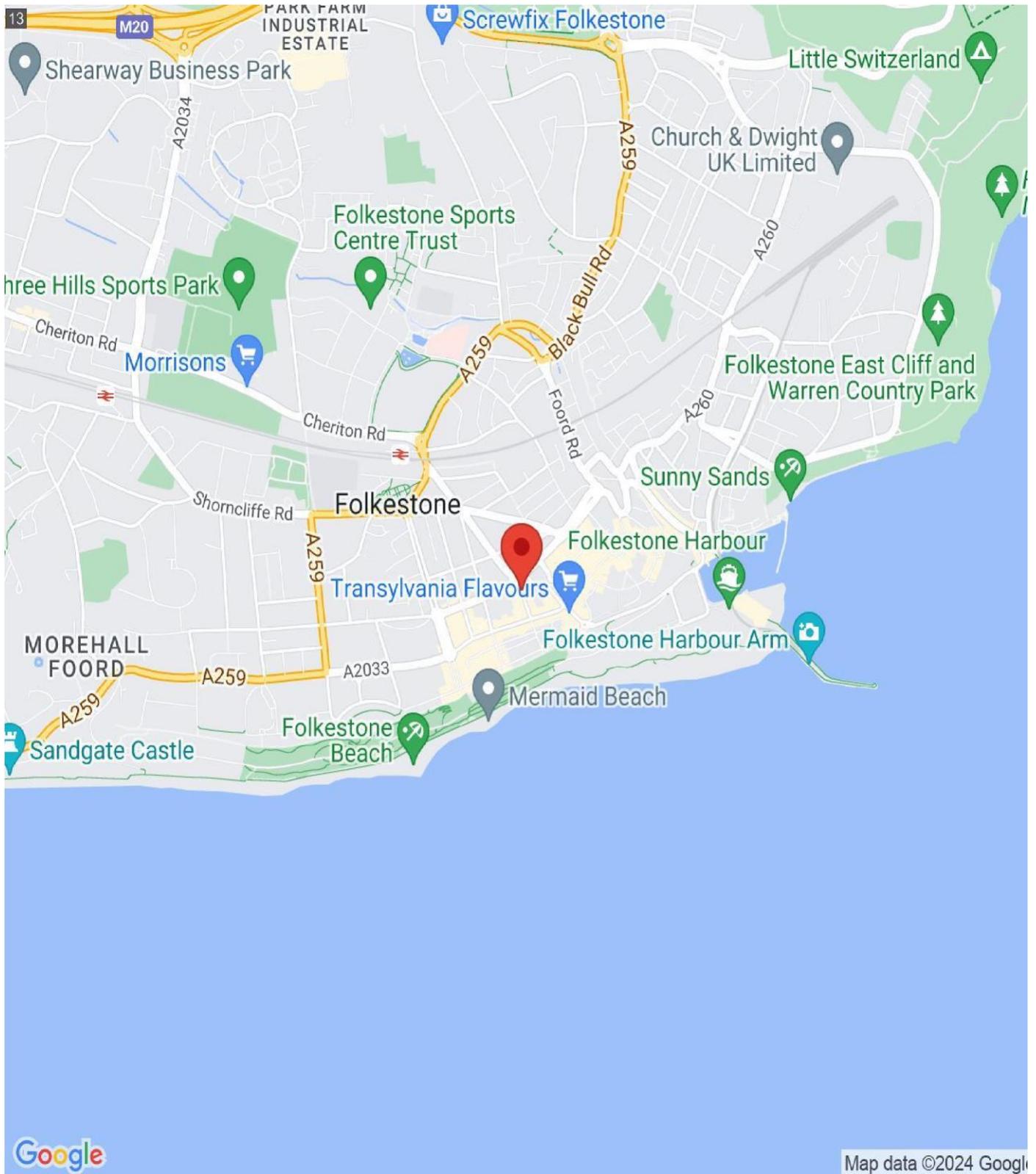
This property's energy rating is C.











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