



## 7 BLACK BULL ROAD, FOLKESTONE

**£220,000 Freehold**

**MIXED USE PROPERTY - Offers in excess of £220,000**  
 A two bedroom maisonette and a commercial shop less than a mile from Folkestone Central station.



### Moving with Motis



[www.facebook.com/motisestates](https://www.facebook.com/motisestates)

@MotisEstates

[www.instagram.com/motisestates](https://www.instagram.com/motisestates)

# 7 Black Bull Road Folkestone CT19 5QL

**Mixed Use, Vacant Possession , 2 Bedrooms , Recently  
Refurbished , External Space**

## **Description**

Offers in Excess of £220,000 Freehold. A two-bedroom maisonette and a commercial shop less than a mile from Folkestone Central station is being offered to the market with Vacant Possession. The property consists of a ground floor hair salon and a two bedroom maisonette which is accessed through the salon. The salon is of a good size and benefits from a kitchen to the rear, w/c, store room and a yard. There is laminate flooring throughout and is in a good condition.

From the rear of the salon, there is a carpeted staircase which leads to the first floor which has a good sized bathroom which has the benefit of both a bath and a large shower cubicle and a sink. There is a separate w.c adjacent. The first floor also has the living room and kitchen which is in a good condition and has the benefit of an integrated oven and hob with extractor fan. There is ample storage in the kitchen and space for a small dining room table.

The second floor benefits from two bedrooms, both doubles with the second bedroom having built in storage around the bed. The property benefits from both a Gas Central Heating System and UPVC Double Glazed windows.

Externally, there is a small yard suitable for a table and chairs

The property has a total size of 1,491 sq ft over the three floors.

Use: E Use Class Energy Performance Certificate: 72 (C) - Full EPC available upon request - <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2001-9320-2194-0545a1>

Services: Water, Drainage, Gas and Electricity

Rateable Value: £2,850 (Folkestone and Hythe District Council (2023/2024)). Small Business Rates Relief eligible.

Council Tax: Band A

Price: Offers in excess of £220,000 (no VAT)

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or [commercial@motis-estates.com](mailto:commercial@motis-estates.com) SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

**Tenure** Freehold

**Postcode** CT19 5QL

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005603

## **Opening Hours:**

Monday - Friday 9.00 - 5.30

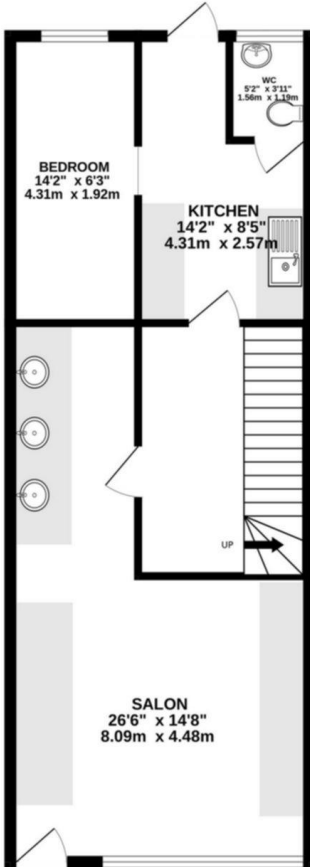
Saturday 9.00 - 3.00







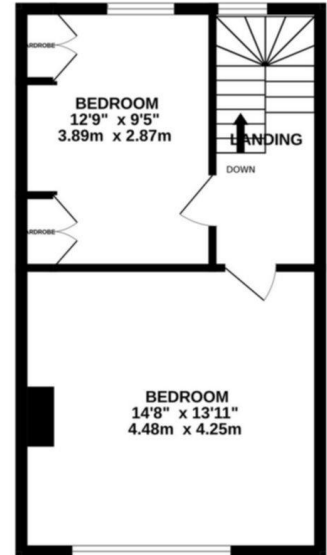
GROUND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

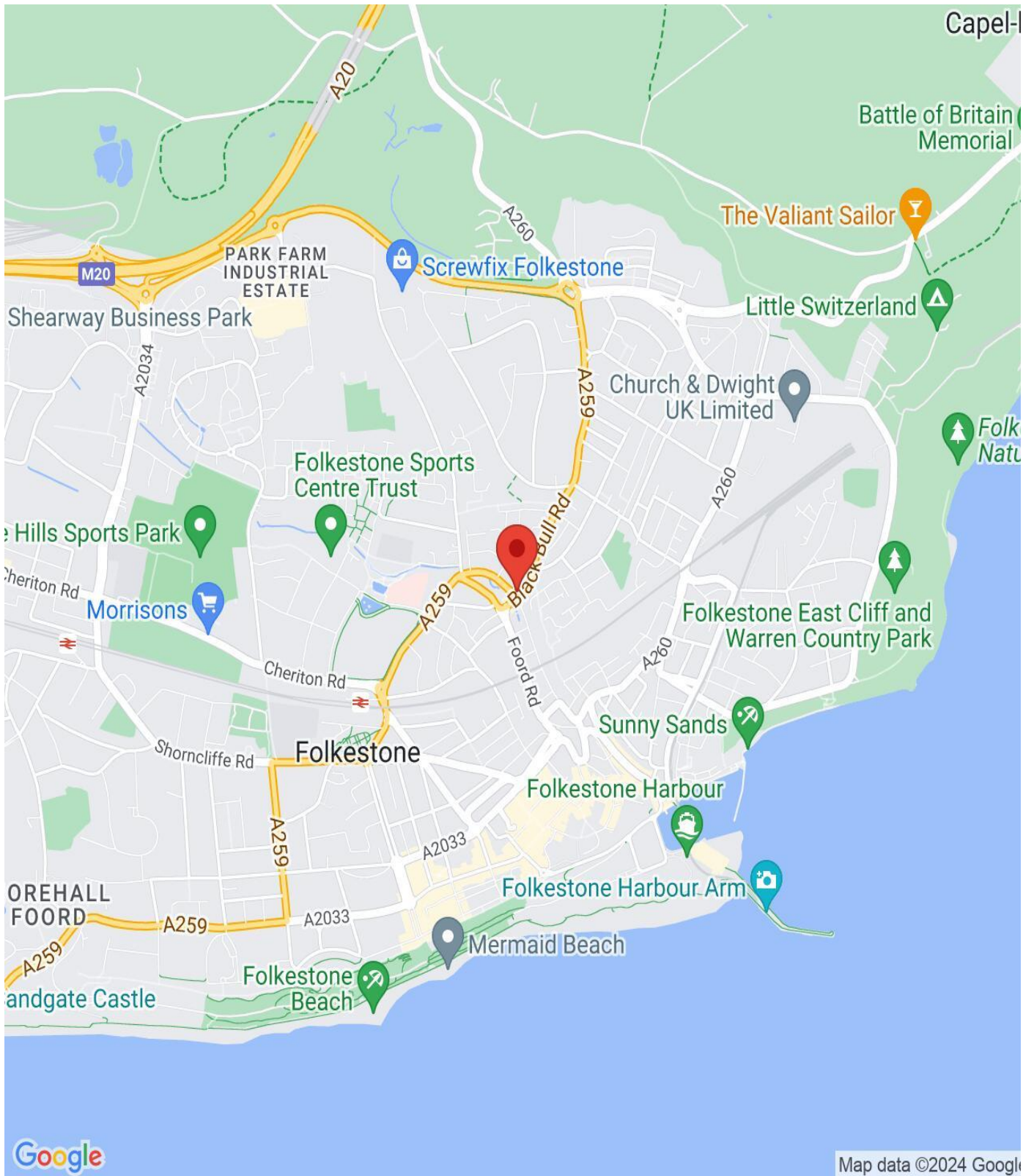


2ND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**IMPORTANT NOTICE**

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.