



2A ST MICHAELS STREET, FOLKESTONE

£130,000 Leasehold

- Builders Store with Potential for Conversion
- Storage
- Parking at the front
- Secure
- Application 25/0077/FH



Moving with Motis



www.facebook.com/motisestates



@MotisEstates



www.instagram.com/motisestates



2A St Michaels Street Folkestone CT20 1LW

Builders Store , Storage , Potential for Residential , End of Terrace

Description

Motis Estates are proud to offer a prominent commercial unit within the East of Folkestone for sale which has the potential to be converted into a 2 bedroom flat. The property is situated in a popular residential area with multiple local schools and workplaces close by. The property benefits from an electric shutter at the front and a passenger entrance to the side. The site comprises a ground floor B2 industrial unit located within the urban area on the edge of Folkestone town.

The unit is located at the northern end of a terrace row of residential flats and houses. The unit is the only commercial unit in this otherwise residential terrace row. There are residential units directly above and adjoining the side of the B2 unit.

To the rear of the unit is a flat roof single-storey extension with a balcony above which is used by Flat A, 4 St Michaels street. To the northwest and west of the site is a 3-storey terrace row fronting onto Tontine Street / Dover Road. This terrace row contains a mix of ground floor commercial units with residential flats above as well as 3-storey properties subdivided into flats at ground floor level and above, including no. 100A Tontine Street.

To the southeast of the site is a commercial parking area which is used by a nearby car repair garage (Autorite Finishers Ltd) as a parking area for vehicles waiting repairs. This adjoining commercial site is used for commercial parking only and no vehicle repair works or industrial uses are carried out at this site.

The application under reference 25/0077/FH is currently under consultation and involves the conversion and alterations to existing garage unit (use class B2) to create 1 no. 2 Bedroom apartment (use class C3) with external amenity space and bin and bike storage.

The property is currently being used for storage and has the benefit of three phase power with no gas supply.

Ground: 979 sq ft

Energy Performance Certificate: The property requires an EPC which the Vendor is obtaining.

Services: Water, Drainage and Electric. We understand there is a three phase supply and that the gas has been capped off in the property.

Use: E Class. Business Rates - Folkestone & Hythe District Council 01303 850388 advise there is no current Rateable Value. It is understood that there may be an element of small business relief in respect of the rates payable and applicants should make their own enquiries of the local authority.

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone by calling 01303 212020 or e-mailing kris.foster@motis-estates.com

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

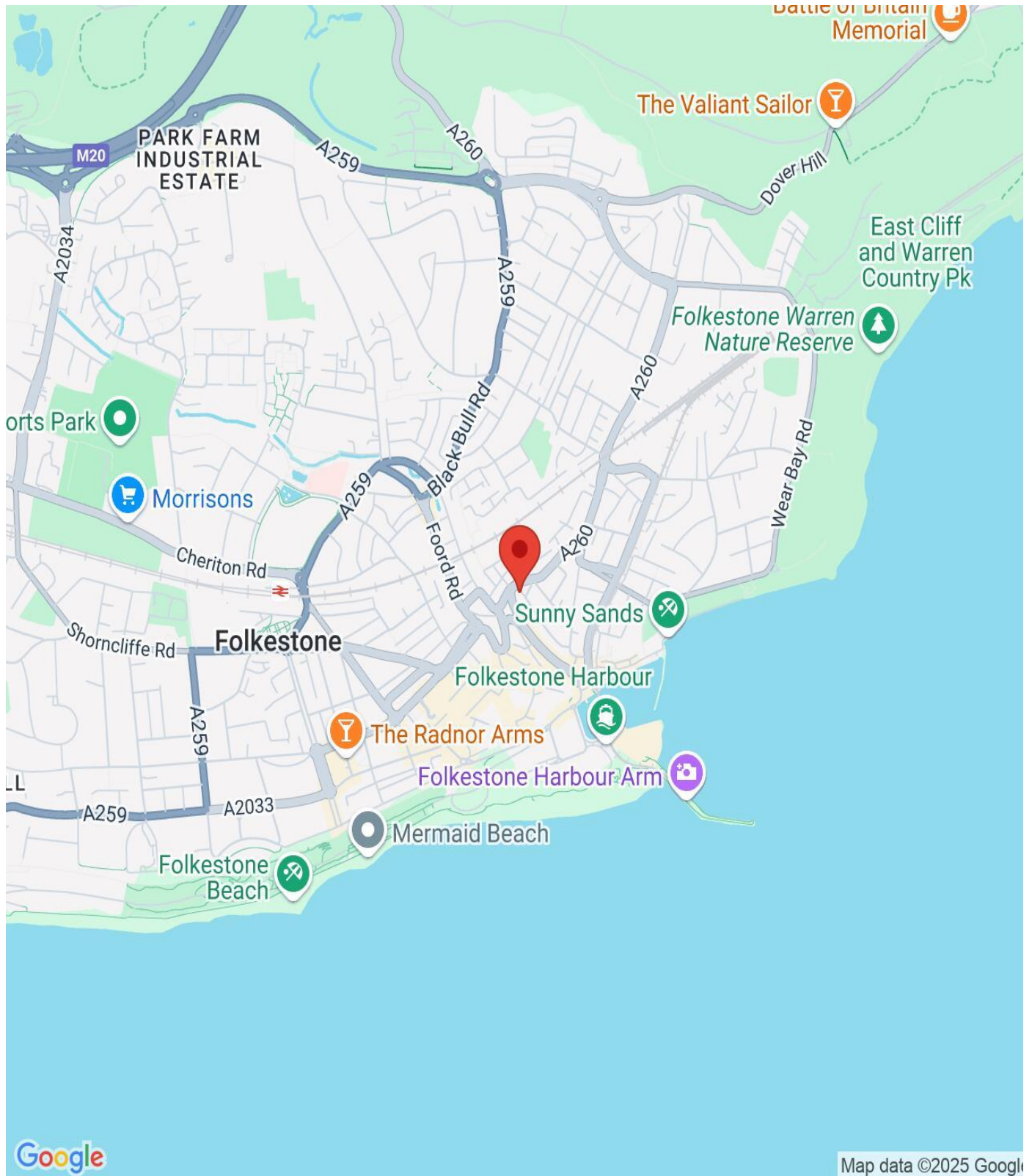
Tenure Leasehold

Postcode CT20 1LW









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.