

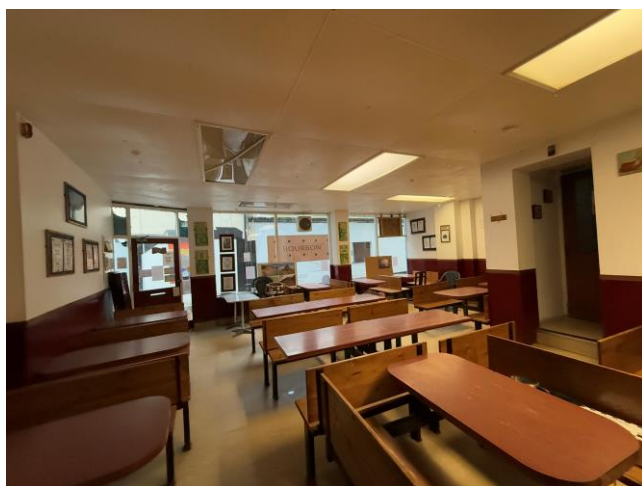


3 GEORGE LANE, FOLKESTONE

*** Investment Opportunity ***

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a prominent restaurant and 3 flats in the heart of Folkestone's town centre.

Offers in Excess of £350,000



Moving with Motis



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3 George Lane Folkestone CT20 1RH

Investment Opportunity – Mixed Use Property - 8.5% Yield

Description

Motis Estates are proud to advertise a prominent restaurant and 3 flats situated in the heart of Folkestone Town Centre in George Lane with fantastic connections to local transport links, and Folkestone Central, taking you to London in less than an hour. The property is in the main through flow to the Folkestone Harbour Arm with more than 100,000 visitors a year.

Situated in a prime trading location within Folkestone town centre, with a variety of retail users in the vicinity including multiples such as beauty salons, barbers, coffee shops and restaurants. Folkestone's famous Old High Street is only 50 yards around the corner.

On street parking is available outside the premises for free after 6pm there are several public car parks including multi storeys within easy walking distance of the premises.

The property consists of a fully fitted restaurant with kitchen and equipment which is now closed but had been trading for a number of years, it is felt the commercial unit can be let at approx £12,000 per annum.

There are 2 x 1 bedroom flats and a studio flat above the commercial unit.

The property comprises the following:

Restaurant: 107 sq m

Flat 1: 21 sq m

Flat 2: 32 sq m

Flat 3: 57 sq m

Total: 217 sq m (2356 sq ft)

Current Income: Restaurant: Vacant

Flat 1: £375 PCM

Flat 2: £550 PCM

Flat 3: £525 PCM

Current Income: £1,450 PCM

Potential Income: £2,450 PCM

Yield: Approx 8.5% Use: E Use Class

Energy Performance Certificate:

57 (C) Full EPC available upon request (Restaurant)

73 (C) Full EPC available upon request (Flat 1)

71 (C) Full EPC available upon request (Flat 2)

73 (C) Full EPC available upon request (Flat 3)

Services: Water, Gas, Drainage and Electricity

Rateable Value: £4,750 (Folkestone and Hythe District Council (2024/2025). Small Business Rates Relief eligible.

Council Tax: Band A for all three flats.

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or commercial@motis-estates.com

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

Tenure Freehold

Postcode CT20 1RH

Viewings Strictly by appointment only -
Property Reference MOTIS_006427

Opening Hours:

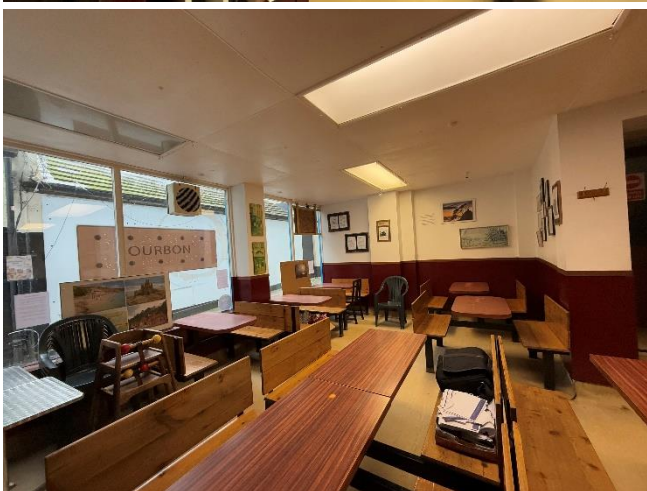
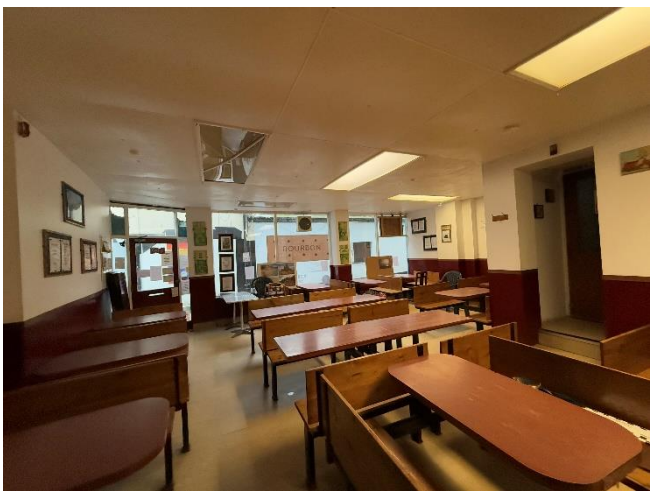
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00 (by appt only)

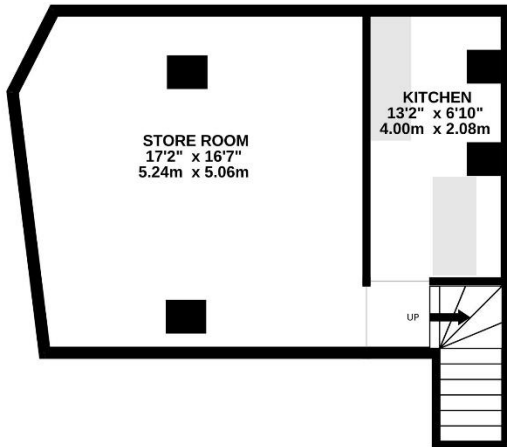




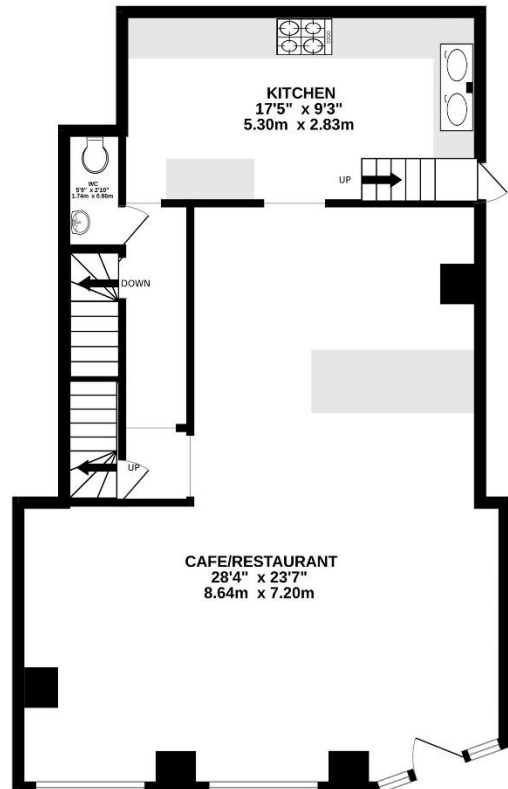




GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

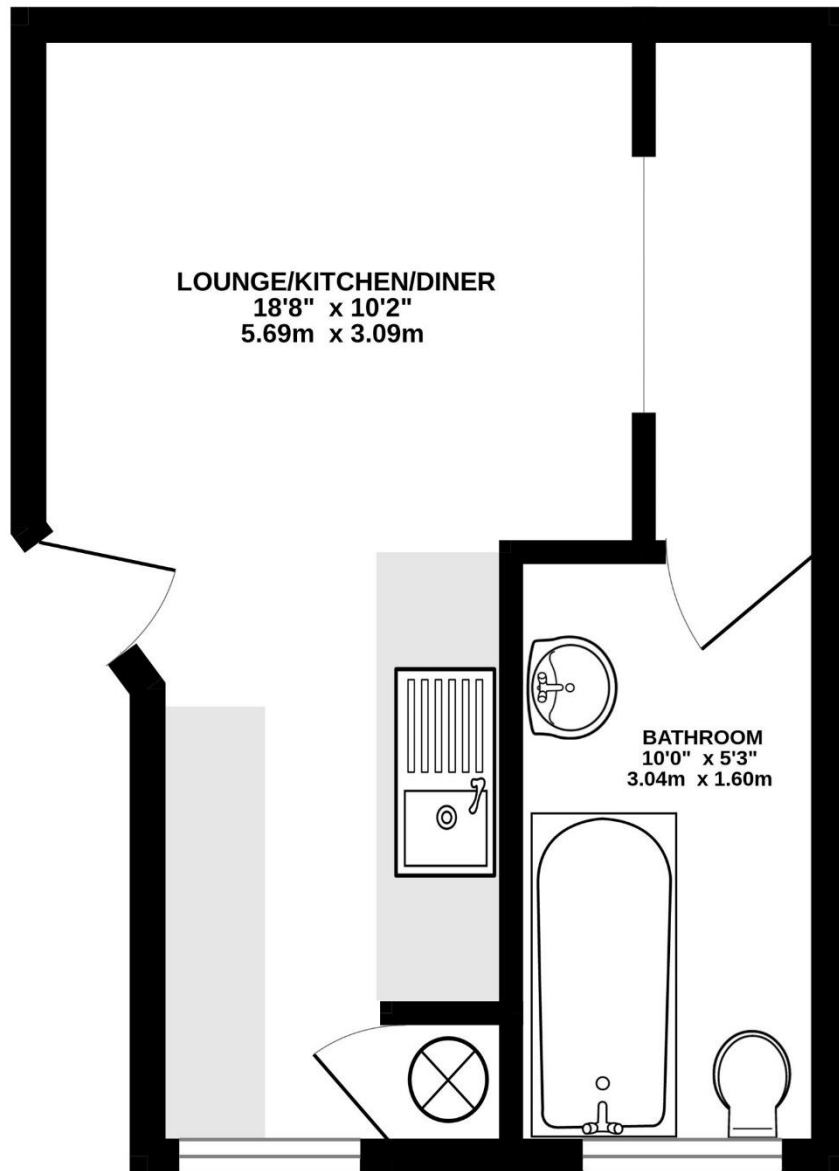


1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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.
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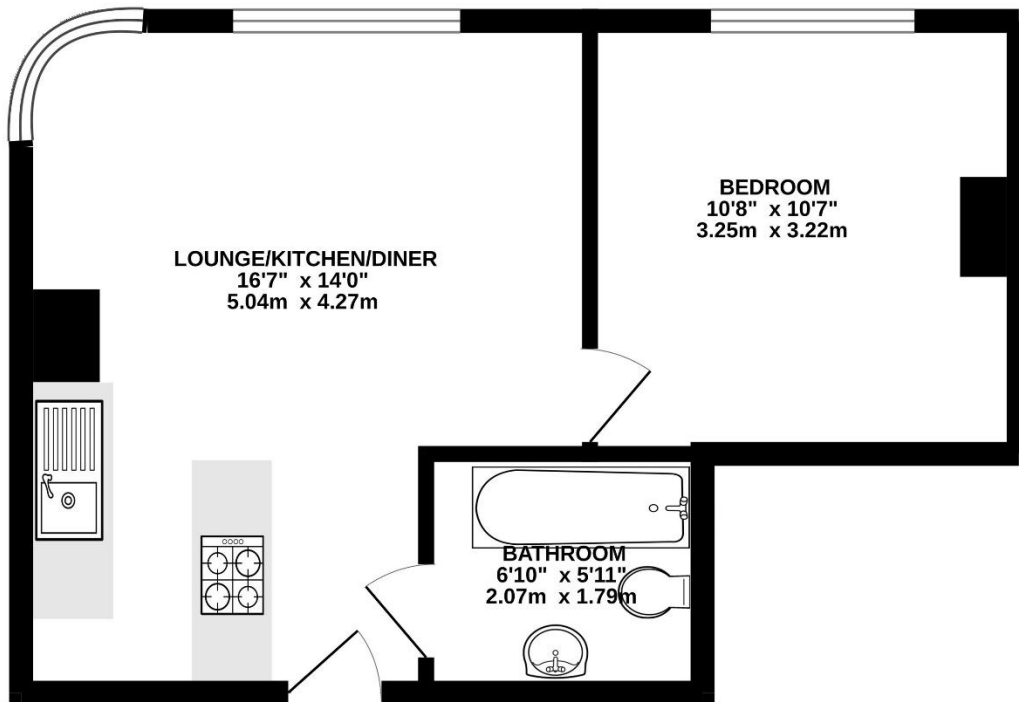
FIRST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 229 sq.ft. (21.3 sq.m.) approx.

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FIRST FLOOR
353 sq.ft. (32.8 sq.m.) approx.

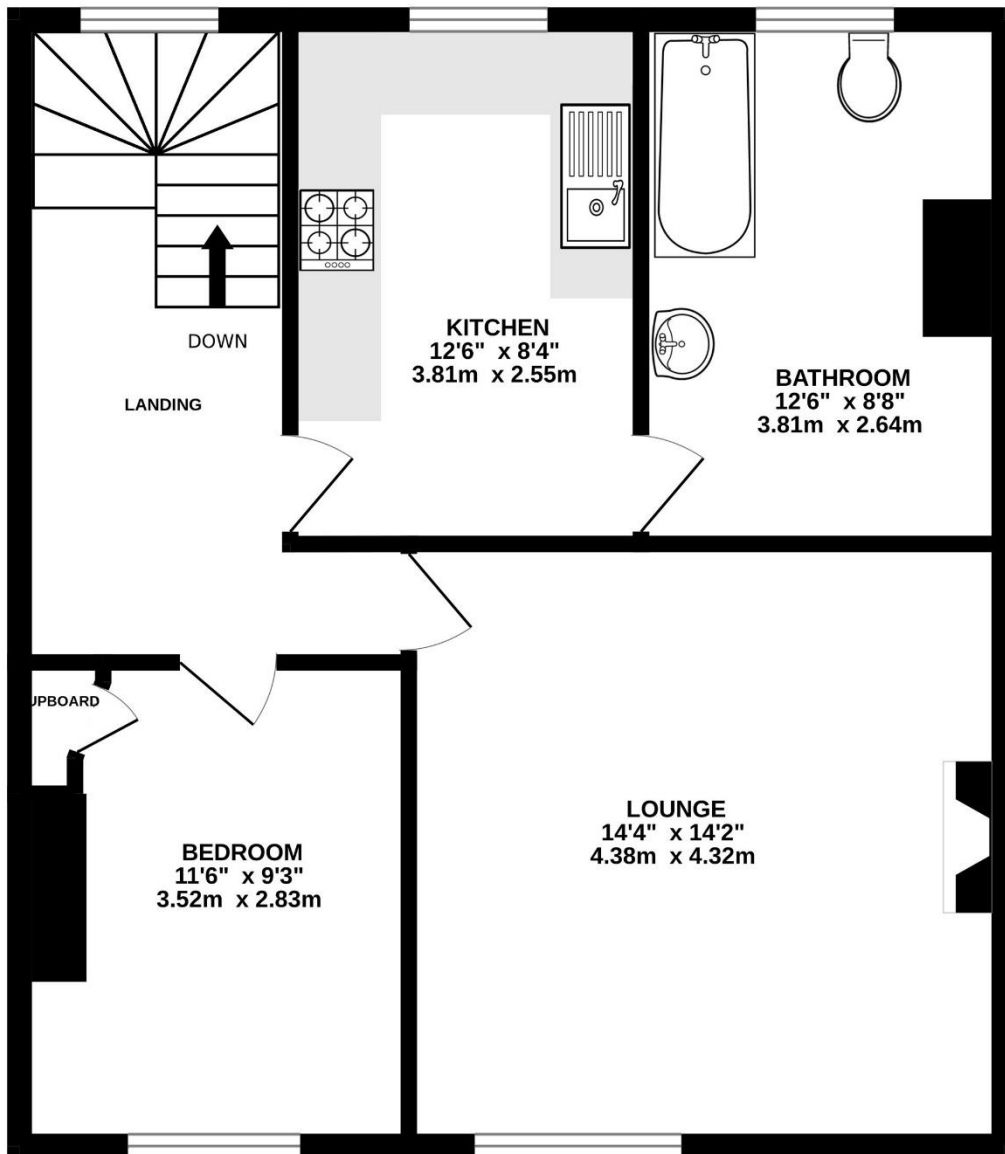


TOTAL FLOOR AREA : 353 sq.ft. (32.8 sq.m.) approx.

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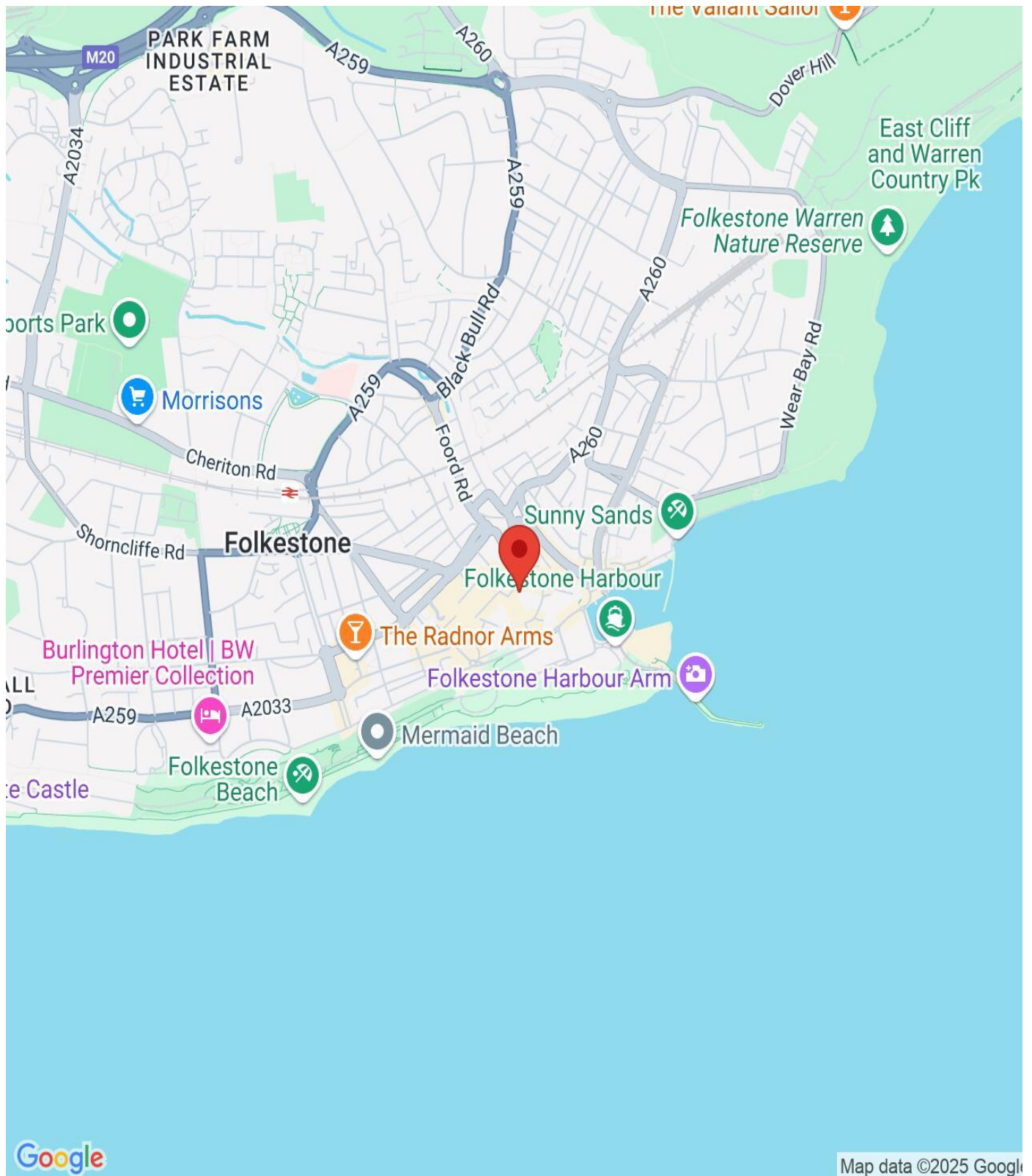
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2ND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 sq.m.) approx.

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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.