



22-26 DOVER ROAD, FOLKESTONE

£375,000

Motis Estates are proud to advertise an opportunity to purchase a Freehold Block currently of Office Use with Planning Potential for 5 Flats.



Moving with Motis



22-26 Dover Road Folkestone CT20 1JQ

Development Opportunity , Planning Potential for 5 Flats , Potential for Owner Occupier

Description

Motis Estates are proud to advertise a prominent corner location property on the corner of Dover Road and Tontine Street on the edge of the Folkestone Creative Quarter. Folkestone is within the jurisdiction of Folkestone and Hythe, approximately 14.4 miles to the south of Canterbury. The area has good road communications, with the subject property being located approximately 1.5 miles to the south-east of J13 of the M20. The property is approximately 928 metres east of Folkestone Central railway station. Folkestone Central railway station connects London St Pancras in under 1 hour.

The property is close to the main through flow to the Folkestone Harbour Arm with more than 100,000 visitors a year. Situated on the outskirts of Folkestone town centre, with a variety of retail users in the vicinity including multiples such as beauty salons, barbers, coffee shops, takeaways and restaurants. Nearby is the Quarterhouse which is a successful entertainment venue and F51 Skate Park. On street parking is available near the premises for free after 6pm there are several public car parks including multi storeys within easy walking distance of the premises.

The current accommodation is set over two floors with the following schedule:

22 Dover Road

Retail Area Shop 25.96 sq m 279.43 sq ft

Store 10.66 sq m 114.74 sq ft

Basement 21.84 sq m 235.08 sq ft

WC 1.26 sq m 13.56 sq ft 24/26

Dover Road Café - Zone A 24.64 sq m 265.22 sq ft

Kitchenette 10 sq m 107.64 sq ft

WC 1.8 sq m 19.38 sq ft

Reception 7.2 sq m 77.50 sq ft

Waiting Room 36.63 sq m 394.28 sq ft

Basement Arts & Crafts 36.27 sq m 390.41 sq ft

Games Room 65.62 sq m 706.33 sq ft

Music Room 22.04 sq m 237.24 sq ft

Kitchenette 5.76 sq m 62.00 sq ft

WC 1.8 sq m 19.38 sq ft

Offices Open Plan 11.4 sq m 122.71 sq ft

Staff Area 9.9 sq m 106.56 sq ft

Office 1 13.38 sq m 144.02 sq ft

Office 2 12.92 sq m 139.07 sq ft

Office 3 9.6 sq m 103.33 sq ft

Total: 328 sq m 3537 sq ft (Excluding all circulation areas)

The property also consists the freehold with long leases of:

24-26 Dover Road – K596784

Flat 1: 189 years from 24th June 1987 at a peppercorn Ground Rent with the lease dated 9th January 1988.

Flat 2: 189 years from 24th June 1987 at a peppercorn Ground Rent with the lease dated 1st September 2017

Flat 3: 189 years from 24th June 1987 at a peppercorn Ground Rent with the lease dated 1st September 2017.

22 Dover Road – K5624455

Flat 1: 99 years from 4th November 1999 at a Ground Rent of £60.00 per annum doubling every 33 years with the lease dated 9th September 2006.

Flat 2: 99 years from 4th November 1999 at a Ground Rent of £60.00 per annum for the term with the lease dated 4th November 1999.

We understand that Flat 1 is a studio flat and Flat 2 is a 2 bedroom maisonette. The Freehold has been valued at £16,800 for the Ground Rent income of the 5 leases.

There is development opportunity to convert the property into 5 flats with 4x1 bedroom flats and 1x2 bedroom flat.

Flat 1: 1 Bedroom (51 sq m)

Flat 2: 1 Bedroom (49 sq m)

Flat 3: 1 Bedroom (52 sq m)

Flat 4: 2 Bedroom (160 sq m)

Flat 5: 1 Bedroom (103 sq m)

Potential GDV: £1,100,000 upon completion of the works as per drawings.

Please note that the measurements have been taken from the EPC register or an external source.

Rateable Value The non-domestic property revaluation took effect on the 1 April 2023, based on rental values as at 1 April 2021. We have made internet enquiries only of the Valuation Office and the following appear in the current Rating List. £12,000.00 RV under Office and premises of 383.83 sq m (including all circulation areas)

Energy Performance Certificate: TBC

Services: Water, Gas, Drainage and Electricity

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).

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

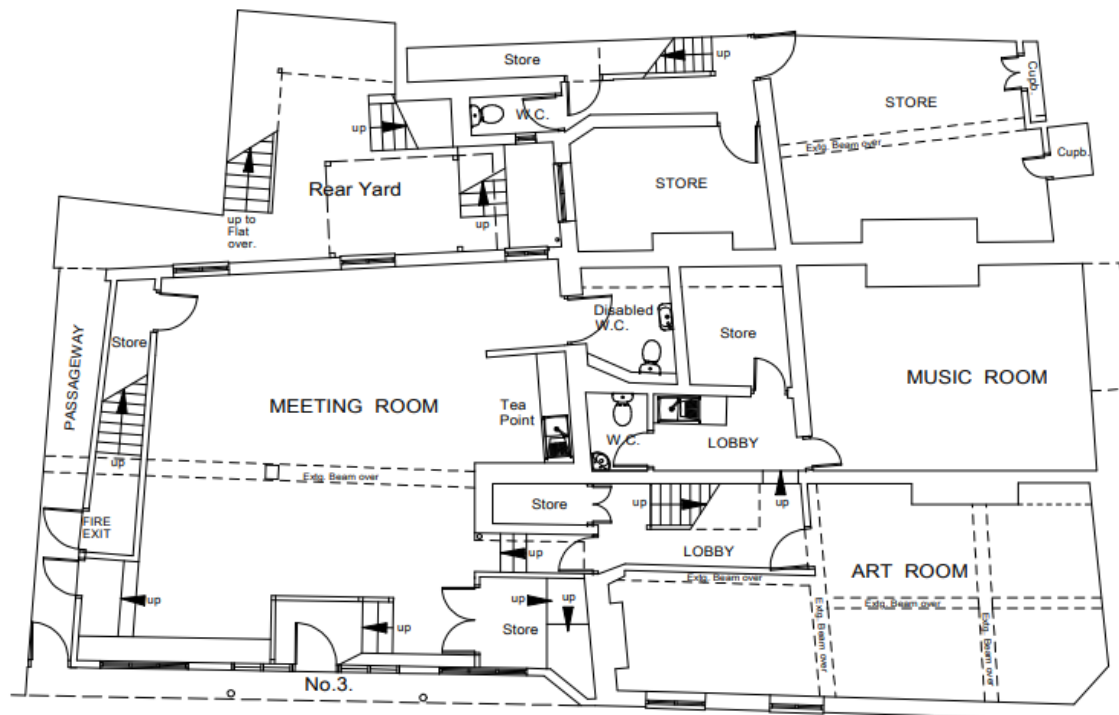
Postcode CT20 1JQ

Viewings Strictly by appointment only -
Property Reference MOTIS_007254



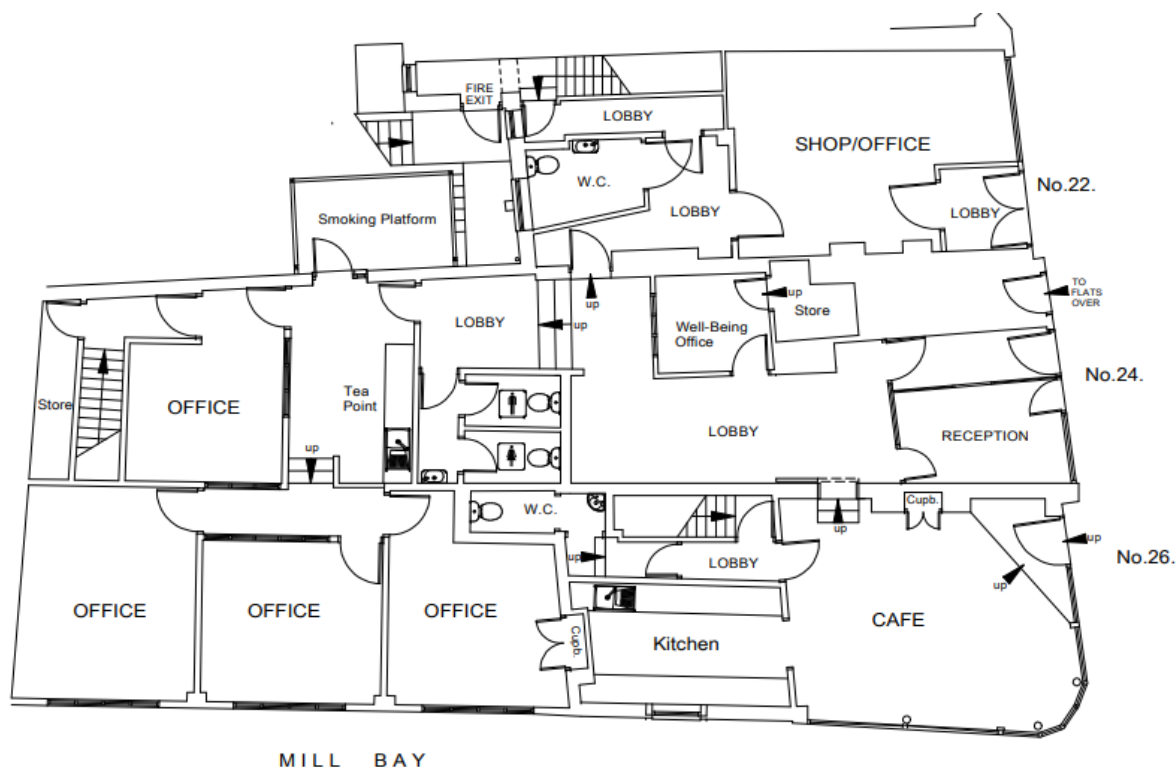






EXISTING LOWER GROUND FLOOR 

(Scale 1/100).



EXISTING UPPER GROUND FLOOR 

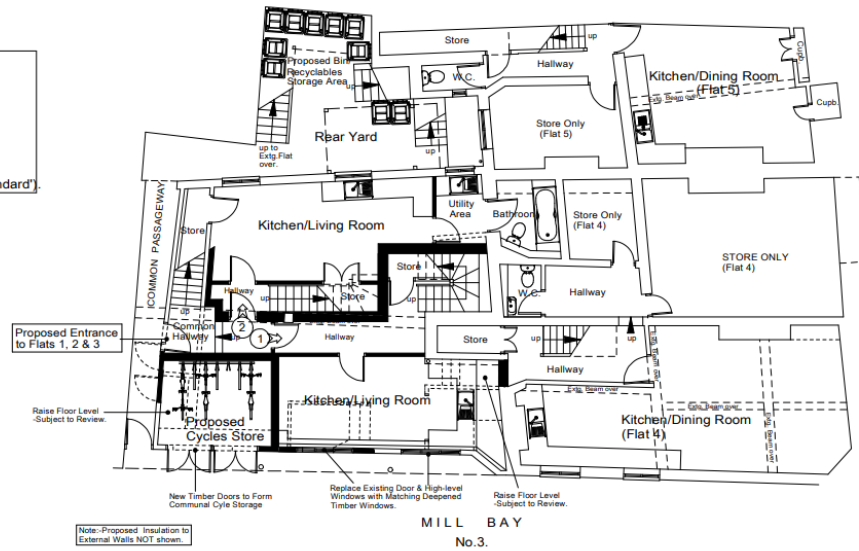
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DOVER ROAD

PROPOSED FLATS CREATED:-

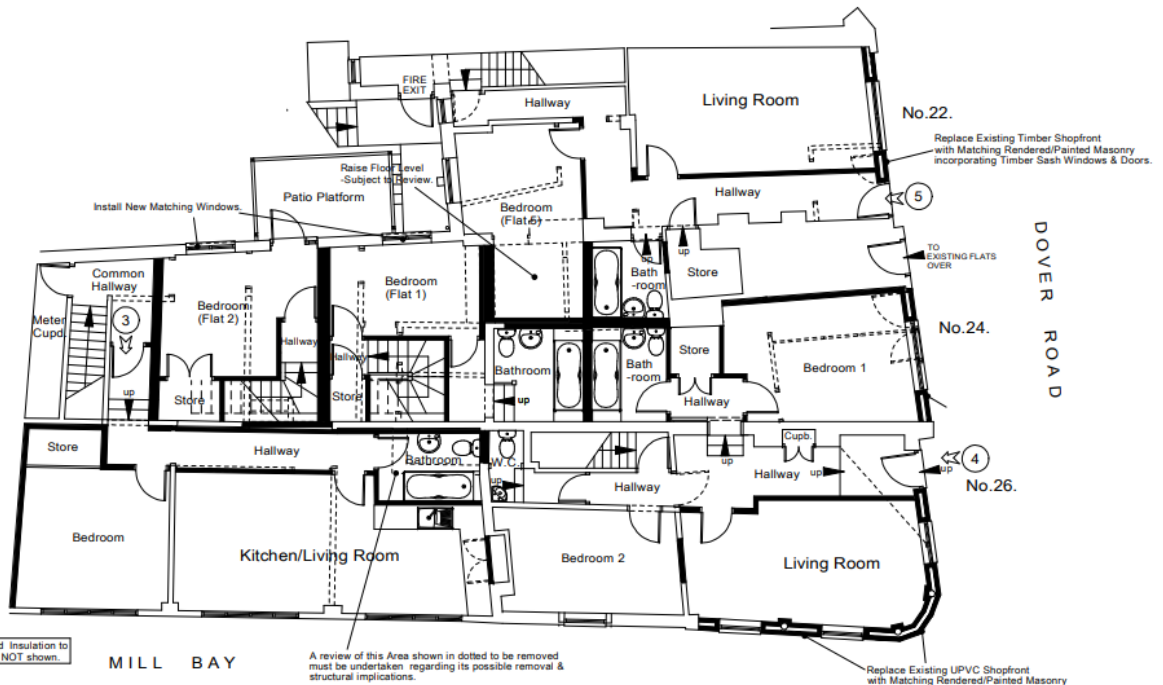
Flat 1 = 51m² (min.39m²)
 Flat 2 = 49m² (min.39m²)
 Flat 3 = 52m² (min.50m²)
 Flat 4 = 160m² (min.79m²)
 Flat 5 = 103m² (min.58m²)

All based upon the "Technical Housing Standards - Nationally Described Space Standard".



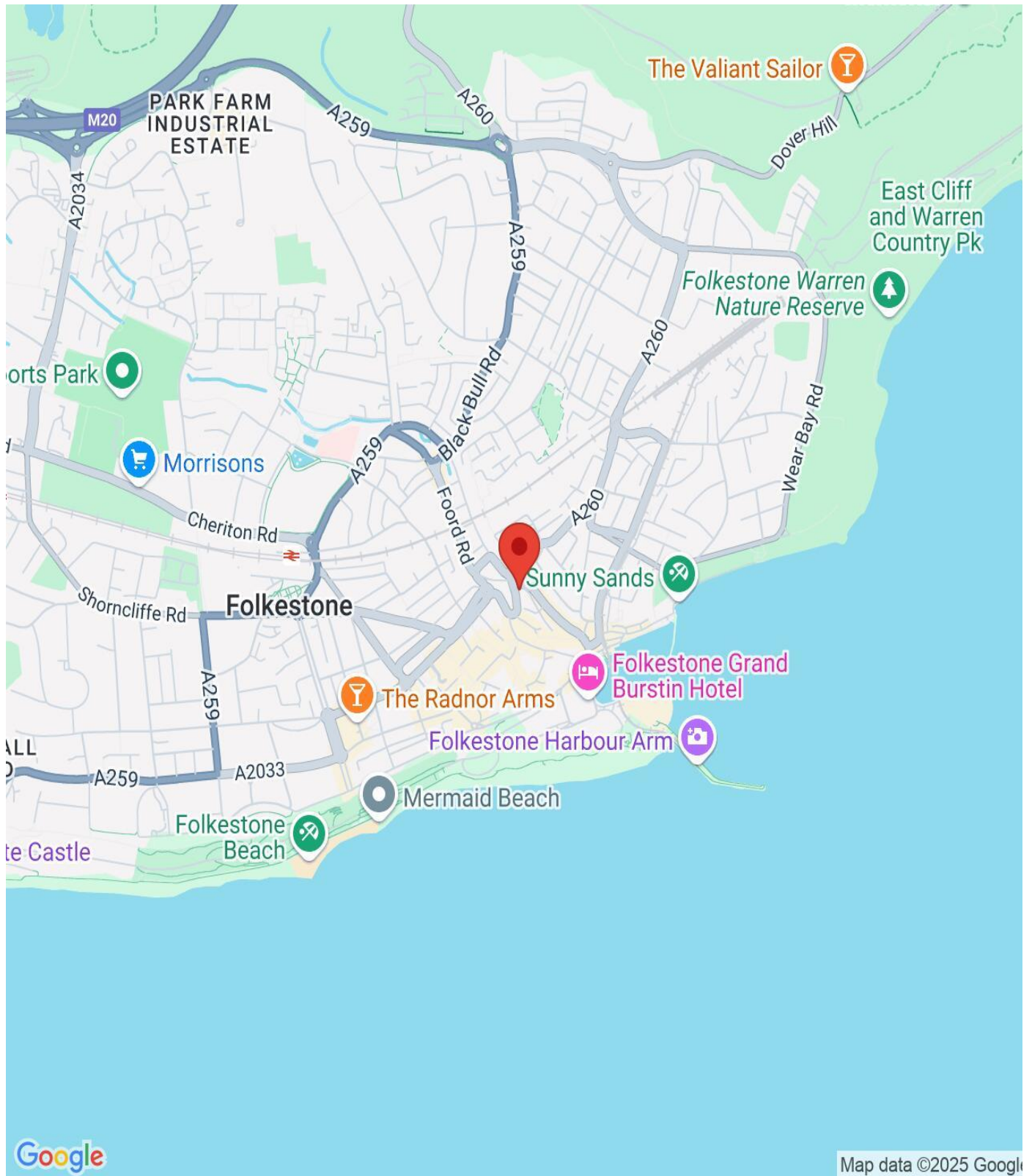
PROPOSED LOWER GROUND FLOOR

(Scale 1/100).



PROPOSED UPPER GROUND FLOOR

(Scale 1/100).



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