MOTIS ESTATES

01303 212 020
sales@motis-estates.com
www.motis-estates.com
Suite 1-2, Motis Business Centre
Cheriton High Street
Folkestone, CT19 4QJ



106 CHERITON ROAD, FOLKESTONE

£645,000

Motis Estates are proud to advertise an opportunity to purchase a Freehold Block with a retail shop and 3 residential flats with a total income of £49,200 per annum.



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Motis Estates Ltd is a limited company, NI647133 with registered offices of 9 Downshire Place, Newry Co. Down, Northern Ireland, BT34 1DZ, trading as Motis Estates. Motis Estates Ltd is registered with The Royal Institution of Chartered Surveyors, 812728.

106 Cheriton Road
Folkestone CT20 2QN

Rent Roll: £49,200 PA , 1 x Commercial , 3 x Flats

Description
Folkestone is within the jurisdiction of Folkestone and Hythe, approximately 14.2 miles to the south of Canterbury. The area has good road communications, with the subject property being located approximately 1.1 miles to the south-east of J13 of the M20.

The property is approximately 202 metres east of Folkestone Central railway station. Folkestone Central railway station connects to Canterbury with a travel time of approximately 39 minutes, and London St Pancras in under 1 hour.

The property is a prominent four storey, mixed use property which consists of a basement and ground floor commercial shop and three flats on the first, second and third floor with the third floor flat benefitting from a roof terrace. There is a separate entrance to the flats. There is also one parking space to the rear.

The ground and basement benefit from a retail area with a suspended ceiling and LED lighting. There is laminate flooring throughout. At the rear, there is a store with a kitchen and w.c. There is also a basement used for storage. There is air conditioning in the unit.

On the upper parts, there are three flats, two x two bedroom flats and one x one bedroom flat with a roof terrace. The property is fully UPVC double glazed, with electric, mains gas and mains drainage.

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition). Measurements from the VOA have been relied on for the shop.

Retail Area	86.23	sq m	927.83	sq ft
Basement storage	84.35	sq m	907.61	sq ft
Total	170.58	sq m	1835.44	sq ft
Flat 1				
Hall	7.85	sq m	84.46	sq ft
Living Room	21.20	sq m	228.08	sq ft
Kitchen	13.42	sq m	144.38	sq ft
Bedroom	11.70	sq m	125.92	sq ft
Bedroom	16.82	sq m	180.94	sq ft
Bathroom	3.62	sq m	38.90	sq ft
Total	74.60	sq m	802.69	sq ft
Flat 2				
Hall	5.73	sq m	61.62	sq ft
Living Room	20.46	sq m	220.18	sq ft
Kitchen	16.36	sq m	176.05	sq ft
Bedroom	17.85	sq m	192.01	sq ft
Bedroom	14.85	sq m	159.80	sq ft
Bathroom	5.13	sq m	55.25	sq ft
Total	80.38	sq m	864.91	sq ft
Flat 3				
Hall	3.78	sq m	40.71	sq ft
Living Room	18.66	sq m	200.80	sq ft

Kitchen	11.35	sq m	122.15	sq ft
Bedroom	12.39	sq m	133.29	sq ft
Bathroom	4.58	sq m	49.28	sq ft
Total	50.76	sq m	546.22	sq ft

Tenure: We have not inspected the Title Deeds but understand that the property is Freehold under Title K267603, we understand there are no onerous covenants.

Rateable Value:
Bst & Gnd Flr Front 106, Cheriton Road, Folkestone, Kent CT20 2QN: £12,000.00 from 1st April 2026.

Council Tax:
Flat A At 106 Cheriton Road:
Band B Flat B At 106 Cheriton Road: Band B
Flat C At 106 Cheriton Road: Band A

EPC:
Flat A, 106 Cheriton Road, Folkestone, CT20 2QN EPC 76 C (Amber) 81 11/03/2034
Flat B, 106 Cheriton Road, Folkestone, CT20 2QN EPC 82 B (Green) 81 07/08/2034
Flat C, 106 Cheriton Road, Folkestone, CT20 2QN EPC 71 C (Amber) 67 21/04/2031
Commercial: Pending

Income:
Ground: A full repairing lease for a term of 20 years from 10th May 2021 at a rent of £16,500 per annum.
Flat 1: Periodic Tenancy of £950 per calendar month with a review on 1st September 2027
Flat 2: Periodic Tenancy of £950 per calendar month with a review on 4th January 2027
Flat 3: Periodic Tenancy of £825 per calendar month with a review on 27th December 2026

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 2QN

Viewings Strictly by appointment only -
Property Reference MOTIS_012032

Opening Hours:
Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00


Hoshi
Convenience Store
7am-Midnight
Central PHARMA
PEDESTRIANS

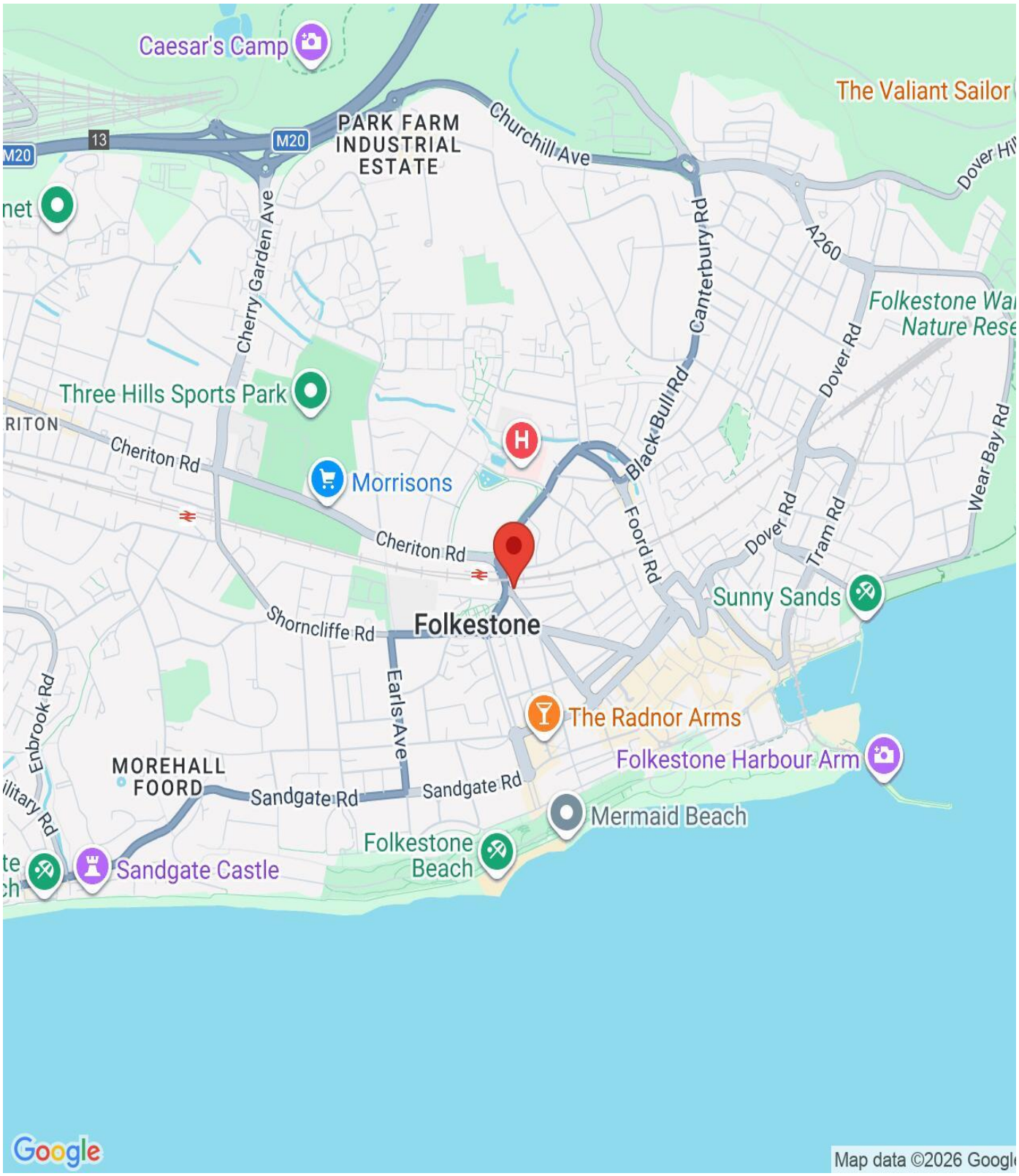

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