

4 WEEK COMPLETION



SITUATION

Occupying a prominent main road position at the corner of Julian Road just a short distance from Folkestone Mainline Station, Folkestone Campus and the Royal Victoria Hospital. Folkestone is a well know Town and Port benefitting from the Eurostar Link from the UK to France, being approximately 8 miles south-west of Dover, 69 miles south-east of London and conveniently located for the M20 (Junctions 12 and 13).

PROPERTY

An impressive corner building formerly used as a care home providing extensive accommodation over **Ground, Basement and Two Upper Floors**. The property also benefits from a **Pasenger Lift** and **Off-Street Parking** for several cars.

ACCOMMODATION

Ground Floor

4 Bedrooms, 3 Bathrooms, Laundry Room
Store Room, Kitchen, 2 Day Rooms
GIA Approx 3,350 sq ft

Basement

Kitchens
GIA Approx 450 sq ft

First Floor

7 Bedrooms, 2 Bathrooms, WC,
Staff Room, Store Room
GIA Approx 2,500 sq ft

Second Floor

3 Bedrooms, Bathroom, Office
GIA Approx 1,300 sq ft

Total GIA Approx 7,600 sq ft

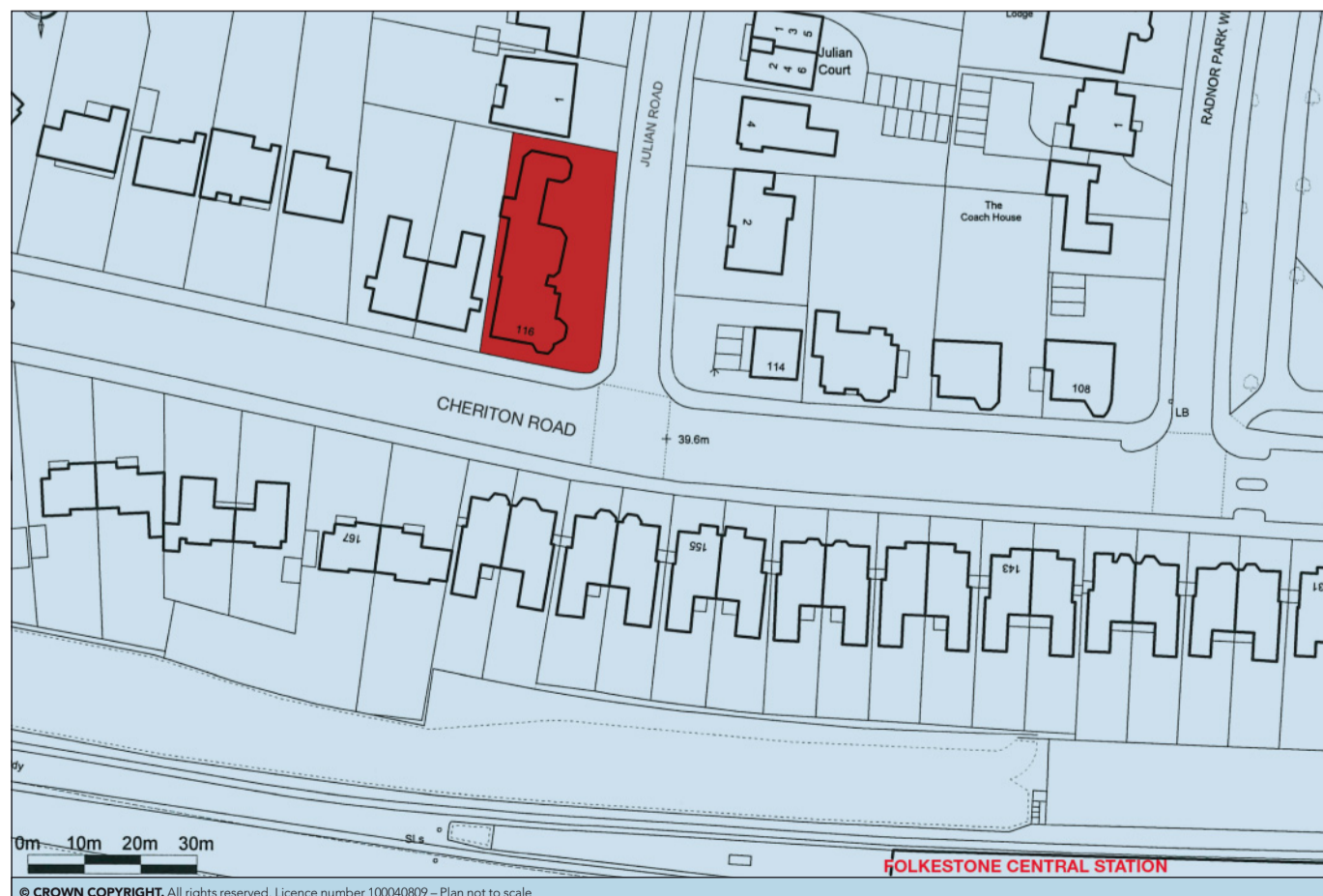
VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There is clear potential to re-develop the site into flats subject to obtaining the necessary consents.

Vacant Former Care Home with Residential Development Potential

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**



VENDOR'S SOLICITORS
Pinsent Masons - Tel: 0121 623 8639
Ref: T. Eastwood Esq - Email: tom.eastwood@pinsentmasons.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts