



**SITUATION**

Occupying a prominent position within the pedestrianised town centre at the junction with Sandgate Road, amongst such multiples as **Bon Marche, Wilko, 99p Stores, H Samuel, Waterstones, HSBC, Boots, Clarkes, Ladbroke's, Clinton Cards** and many others.

Folkestone is a well-known port situated on the south-east coast approximately 8 miles south-west of Dover benefitting from excellent road communications via the A20 and M20.

**PROPERTY**

A mid terrace property comprising a **Ground Floor Shop with A3 consent plus Lower Ground Floor Storage**, and internal access to **Ancillary Accommodation** at first, second & third floor levels.

In addition, the property benefits from rear access from St. Eanswythe's Way for unloading as well as parking for **2 small cars**.

**VAT is NOT payable in respect of this Lot**

**Shop & Upper Part**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	15'1"
Internal Width	13'11"
Shop Depth	65'6"
Sales Area Approx	725 sq ft

**Lower Ground**

Store Area Approx.	690 sq ft
--------------------	-----------

**First Floor**

Kitchen Area Approx.	155 sq ft
2 WC's	

**Second Floor**

Store Area Approx.	240 sq ft
--------------------	-----------

**Third Floor**

Store Area Approx.	120 sq ft
--------------------	-----------

<b>Total Area Approx</b>	<b>1,930 sq ft</b>
--------------------------	--------------------

**FREEHOLD – Vacant Possession available (see Special Conditions of Sale)**



**JOINT AUCTIONEERS**  
Smith Woolley & Perry, 43 Castle Hill Avenue, Folkestone,  
Kent CT20 2RB Tel: 01303 226 622 Ref: K. Foster

**VENDOR'S SOLICITORS**  
Goodman Derrick LLP – Tel: 020 7404 0606  
Ref: Ms Dagmara Selwyn-Kuczera – Email: dselwyn-kuczera@gdlaw.co.uk

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