



131 BLACK BULL ROAD, FOLKESTONE, CT19 5NU

Offers over £300,000

An opportunity to purchase a prominent building with a large 3 bedroom flat, garden and a retail shop of 51 sq m on the arterial road of Black Bull Road in Folkestone.

Contact Motis Estates on 01303 212020 or commercial@motis-estates.com for more information.



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131 Black Bull Road Folkestone CT19 5NU

Shop and 3 Bedroom Flat - Large Rooms - Good Sized Garden - Potential to be Split - Freehold

Description

Motis Estates are proud to offer a prominent a Freehold mixed use property with a 3 bedroom maisonette with a large garden, retail shop with a glazed frontage on the prominent Black Bull Road on the outskirts of Folkestone.

The property is a mid terrace mixed used property with the ground floor benefitting from a retail shop with a kitchen, rear storage room and w.c. The shop has a plasterboard ceiling with strip lighting. It is currently being used for storage however could be converted back into a retail shop.

The residential 3 bedroom maisonette is accessed from the side of the retail shop but also has an integral entrance into the shop. On the first floor, there is a bedroom, a good sized living room, family bathroom, dining room and kitchen. The kitchen has a large amount of storage and space for both a washing machine and a fridge freezer. We also understand the double range gas cooker with eight ring hob will remain.

The property benefits from gas central heating and UPVC double glazing.

Ground Floor - 75 sq m (812 sq ft)

Retail Shop
Storage Room
Kitchen
W.C

First Floor - 70 sq m (755 sq ft)

Kitchen
Living Room
Dining Room
Bedroom
Bathroom

Second Floor - 54 sq m (588 sq ft)

Bedroom 2
Bedroom 3

Energy Performance Certificate: Shop: 58 (C) - Flat 58 (D) - Full EPC available upon request.

Services: Water, Gas, Drainage and Electric

Use: E Class. Offers Over £300,000. We understand VAT is not applicable.

Business Rates - Folkestone & Hythe District Council 01303 850388 verbally advise a Rateable Value of £4,650 from 1st April 2023.

Council Tax - Folkestone & Hythe District Council 01303 850388 verbally advise a rating within Band B

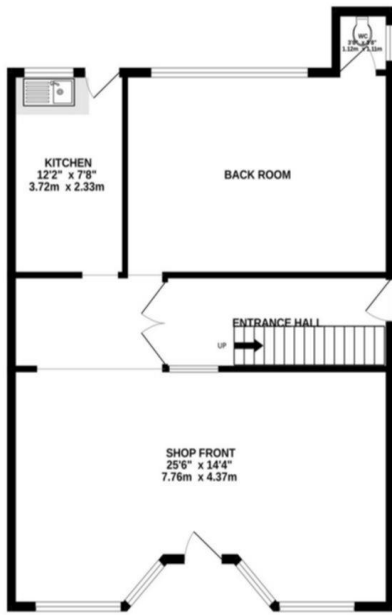
SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).







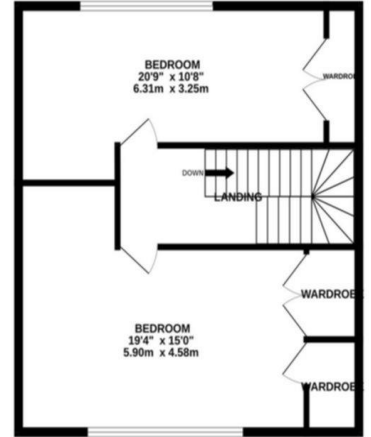
GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.

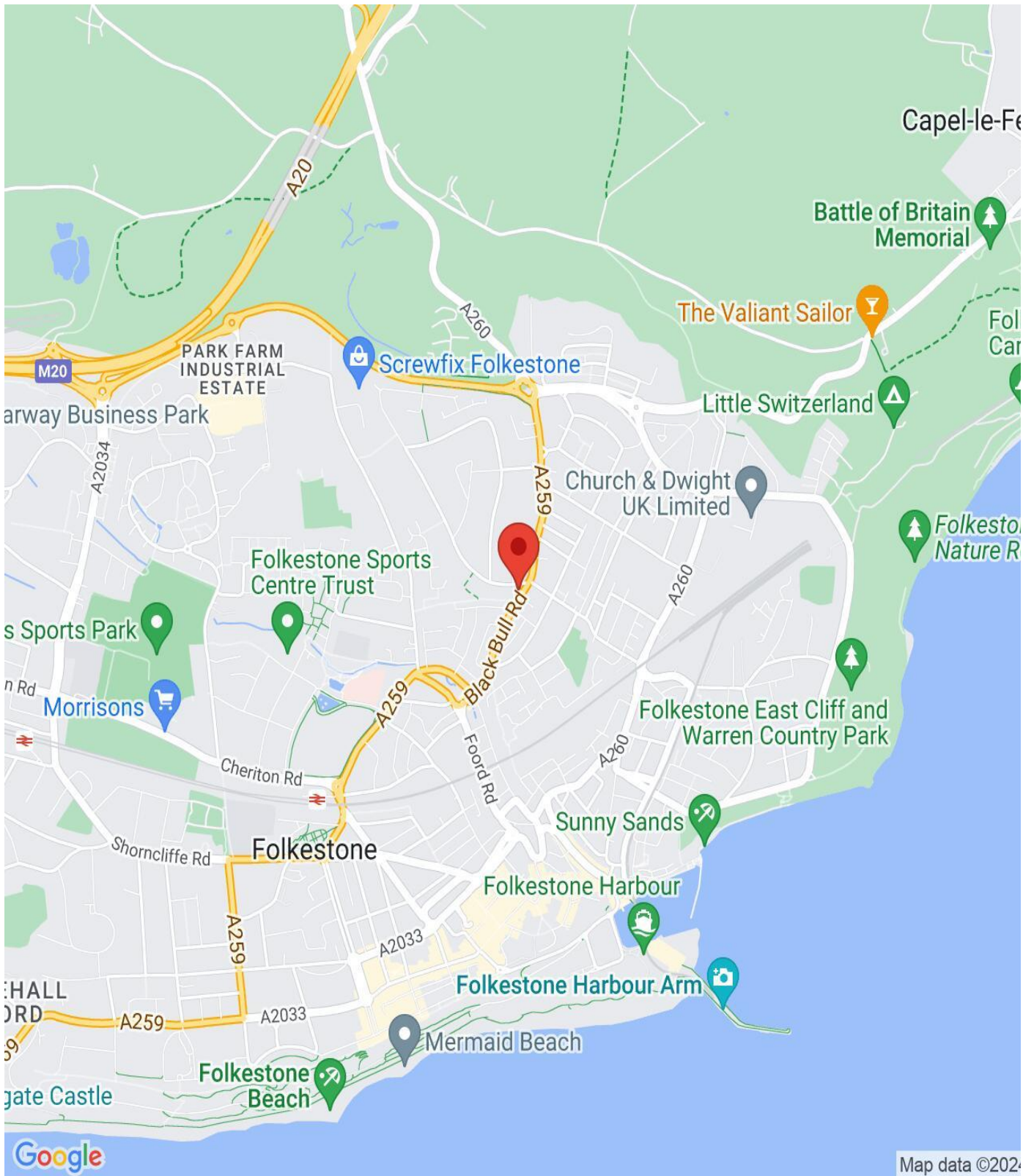


2ND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 2154 sq.ft. (200.1 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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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.