



## 44 QUEEN STREET, FOLKESTONE, CT20 1JF

£115,000 Freehold

Builders Store with Potential for  
Conversion into a 2 Bedroom House.

Contact Motis Estates Chartered  
Surveyors for more information.



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# 44 Queen Street Folkestone CT20 1JF

**Builders Store , Storage , Potential for Residential , End of Terrace**

## **Description**

Motis Estates are proud to offer a prominent commercial unit within the East of Folkestone for sale which has the potential to be converted into a 2 bedroom house. The property is situated in a popular residential area with multiple local schools and workplaces close by. The property benefits from a double door entrance which leads to a ground floor store with an inspection pit. There is access to the first floor via a staircase which has a w.c.

The property requires full refurbishment including new windows and a new roof. There is also a small yard to the rear (which is on a different title) but included in the price. The premises have been used as a builders store for a number of years however could be converted into a 2 bedroom house with a garden subject to the necessary planning consents.

Ground Floor

Ground 27.5192 sq m

First 19.8877 sq m WC 4.1125 sq m

Total 51.5194 sq m 554.35 sq ft

Energy Performance Certificate: The property requires an EPC which the Vendor is obtaining.

Services: Water, Drainage and Electric. We understand there is a single phase supply and that the gas has been capped off in the property.

Use: E Class. Business Rates - Folkestone & Hythe District Council 01303 850388 advise the rateable value is £2,125 from 1st April 2024. It is understood that there may be an element of small business relief in respect of the rates payable and applicants should make their own enquiries of the local authority.

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone by calling 01303 212020 or e-mailing kris.foster@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 1JF

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005852

## **Opening Hours:**

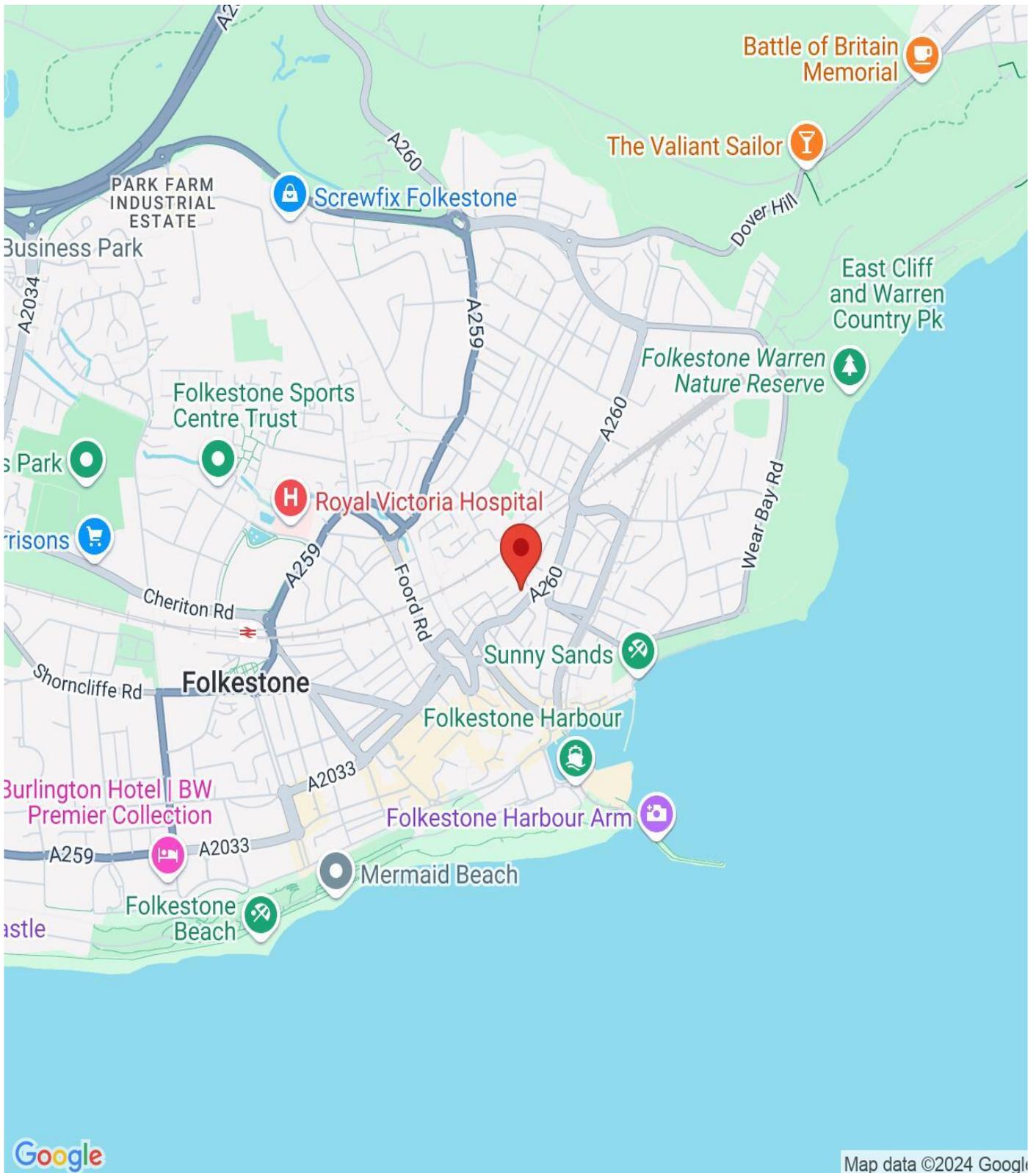
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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