

lot 88 12 Guildhall Street Folkestone, Kent CT20 1DZ

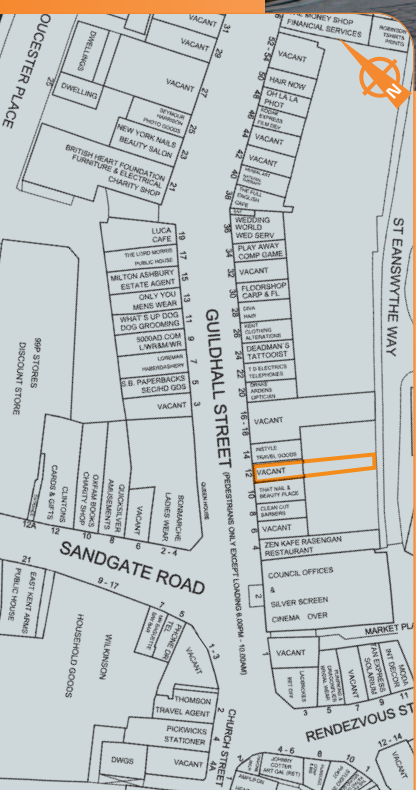
Vacant Possession

Freehold Retail Opportunity and Upper Parts

- Town centre location on pedestrianised thoroughfare
- Close to Bouverie Place Shopping Centre
- Nearby occupiers include Boots, Edinburgh Woollen Mill, Wilkinsons and H Samuels



On behalf of Joint Fixed Charge Receivers



Location

Miles: 8 miles south-west from Dover
15 miles south-east of Ashford
70 miles south-east of Central London
Roads: A259, A20, M20 (Junction 13)
Rail: Folkestone Central Rail
Folkestone International (Eurotunnel) Station
Air: London Gatwick Airport

Situation

Folkestone is an established English Channel port located on the Kent coast. The town benefits from a high speed rail service from London St Pancras and the terminus of the Eurotunnel is located two miles north-west of the town centre. The property is situated in the town centre on the northern side of the pedestrianised Guildhall Street, close to the junction with Sandgate Road. Nearby occupiers include Boots, Edinburgh Woollen Mill, Wilkinsons and H Samuels.

Description

The property comprises a ground floor retail unit with lower ground ancillary accommodation, served by an ancillary basement accommodation. There is a maisonette on the first and second floors although this is currently inaccessible. The property benefits from an area to the rear used for car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Basement	Ancillary	40.04 sq m (431 sq ft)	VACANT POSSESSION
Ground	Retail	100.34 sq m (1,080 sq ft)	
First	Residential	Not Measured	
Second	Residential	Not Measured	
Total Commercial Floor Area		140.38 sq m (1,511 sq ft)	

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