



**SITUATION**

Occupying a prominent position within the pedestrianised town centre, adjacent to **Bon Marche** and near to a **Wilko**, **Oxfam**, **Ladbrokes**, **Clinton Cards** and more. 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 separate rear access to a **Self-Contained Flat** at first, second and third floor levels.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'4"
Internal Width	16'10"
Shop and Built Depth	31'8"

**Outbuildings**

Store/WC	Area Approx. 335 sq ft
----------	------------------------

**First, Second & Third Floor Flat**

4 Rooms, en-Suite Shower Room/WC, Kitchen



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

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant Shop & Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

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

**VENDOR'S SOLICITORS**  
Ref: A. Kellner Esq – Tel: 01707 667 300  
Email: anthony@panthersecuritiesplc.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