



## 3 GRACE HILL

**£370,000 Freehold**

An opportunity to purchase a Mixed Use Freehold property consisting of a ground floor lock up shop of 1176 sq ft, a studio flat and a 3 bedroom maisonette in Grace Hill in Folkestone.

Yield at 7.3%

For all Commercial Properties then please visit [www.motis-estates.com](http://www.motis-estates.com)



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# 3 Grace Hill CT20 1HA

**Freehold , Mixed Use , 7.3% Yield ,  
Shop , Studio and 3 Bedroom Flat**

## **Description**

Motis Estates are proud to advertise a prominent Freehold Property situated on the edge of Folkestone Town Centre in Grace Hill with fantastic connections to local transport links, and Folkestone Central, taking you to London in less than an hour. The property is in the main through flow to the Folkestone Harbour Arm with more than 100,000 visitors a year.

On street parking is available outside the premises and there are several public car parks including multi storeys within easy walking distance of the premises.

The ground floor has been finished to a high standard and is currently leased to a Tattoo Studio.

The first floor has part of the commercial property which is used as for storage and a studio flat which has an open plan living room, kitchen, bedroom and separate shower room. The kitchen is finished to a good standard and has integrated fridge freezer and cooker. The property has gas central heating and single glazed sash windows.

The second and third floor consists of a three bedroom maisonette with a kitchen, living room and bathroom on the second floor, a bedroom on the half landing and then two additional bedrooms on the top floor. There is a gas central heating system and single glazed sash windows. The property was redecorated less than a year ago.

Retail: 1176 sq ft  
Flat 1: 400 sq ft  
Flat 2: 1138 sq ft  
Total: 2714 sq ft

Tenancies:

Retail: A licence agreement for 2 years from 21st March 2025 at a rent of £700 PCM.

Flat 1: An AST at a rent of £575 PCM  
Flat 2: An AST at a rent of £975 PCM

Total: £2,250 PCM (£27,000 PA)

Yield - 7.3% Shop:

Full EPC and Recommendation Report is available upon request, this property has a current energy efficient rating of 45 (B) Flat 1: Full EPC and Recommendation Report is available upon request, this property has a current energy efficient rating of 66 (D) Flat 2: Full EPC and Recommendation Report is available upon request, this property has a current energy efficient rating of 69 (C)

Rateable Value: £3,750 from 1st April 2023: 49.9p / £1 payable. Small Business Rates Relief may apply, interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Council Tax: Both Flats are in Band A.

Viewing strictly by appointment through these offices through Motis Estates Commercial Agents in Folkestone or contacting 01303 212020.

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

**Tenure** Freehold

**Postcode** CT20 1HA

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004840

**Opening Hours:**

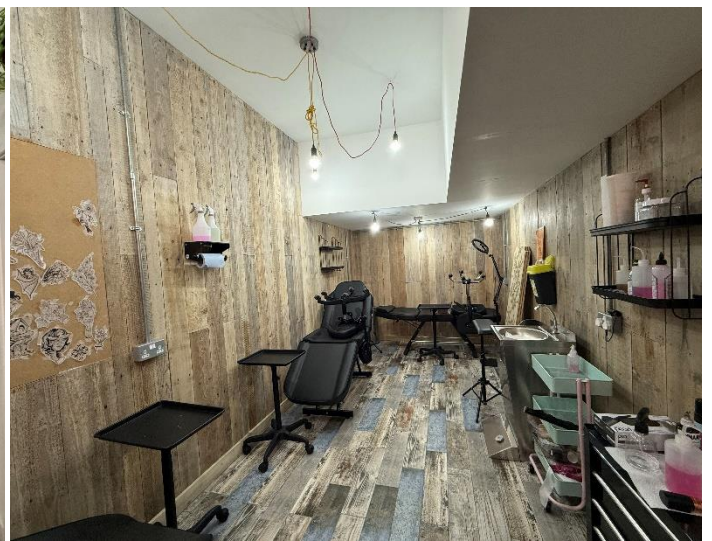
Monday - Friday 9.00 - 5.30

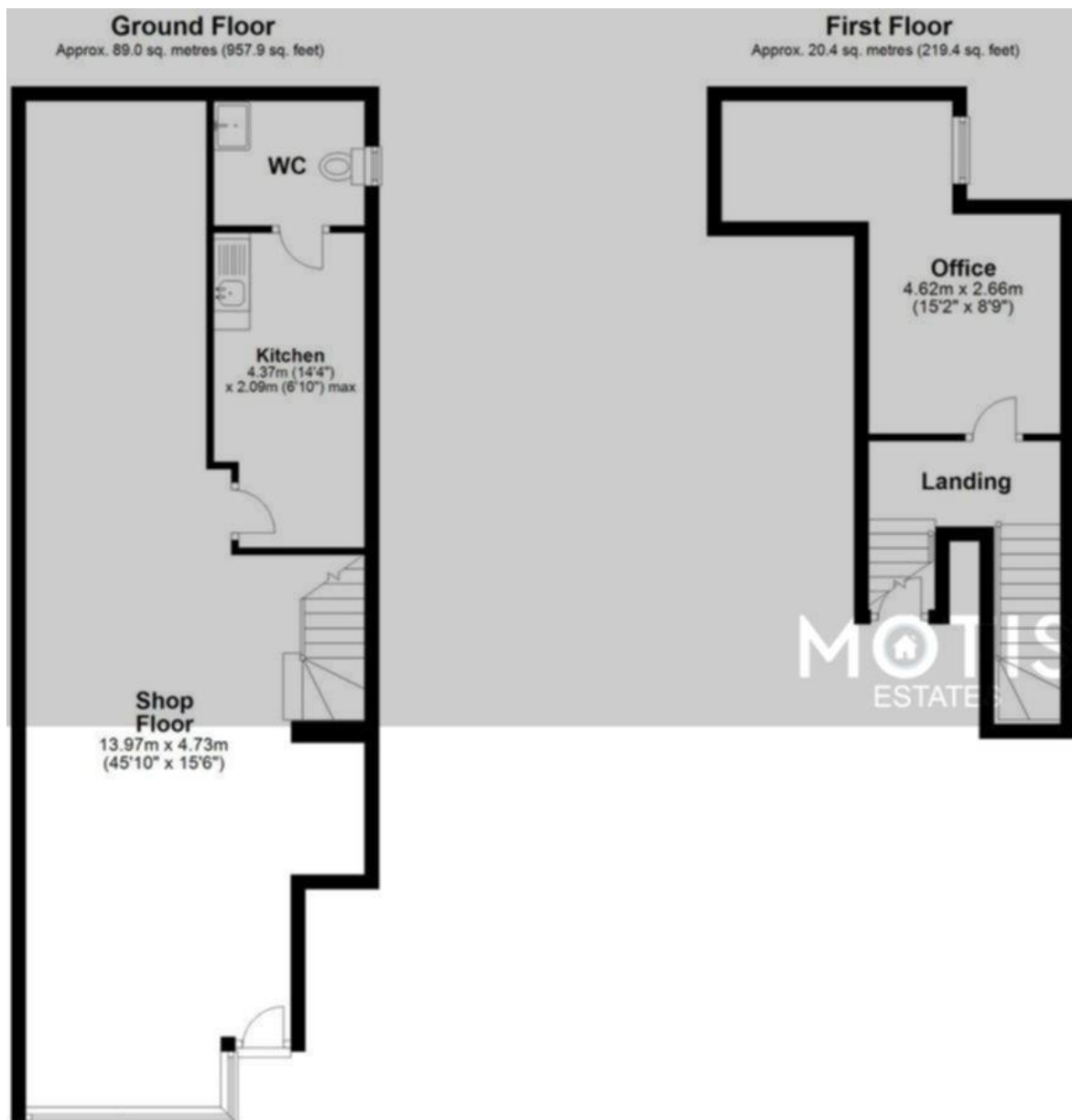
Saturday 9.00 - 3.00







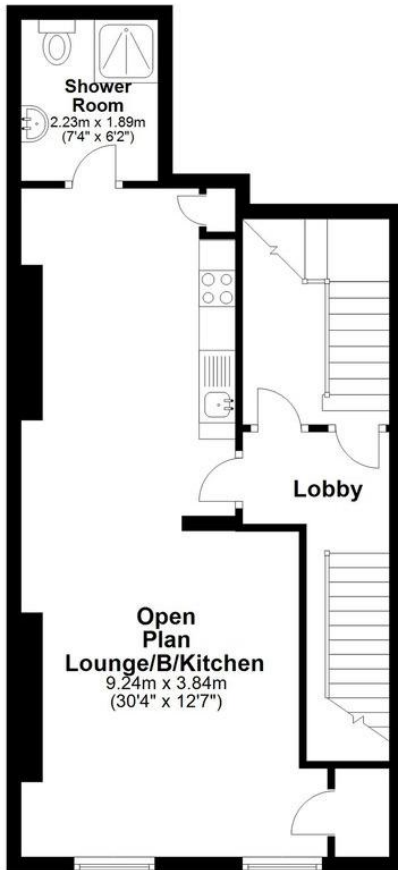




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

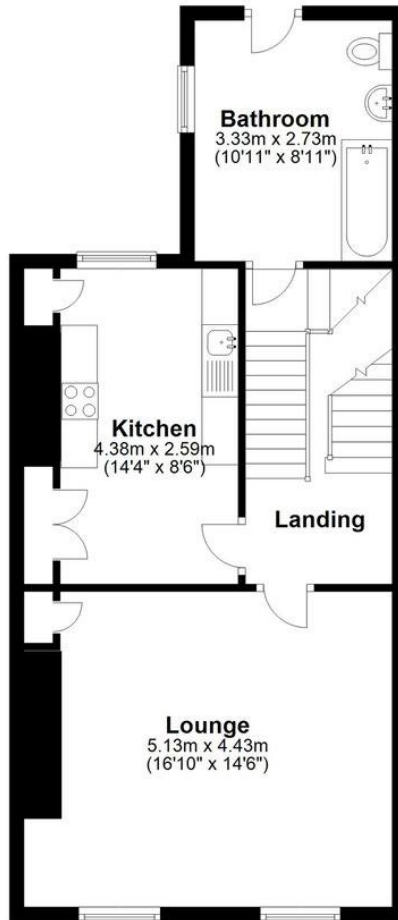
### Flat 1

Approx. 37.2 sq. metres (400.7 sq. feet)



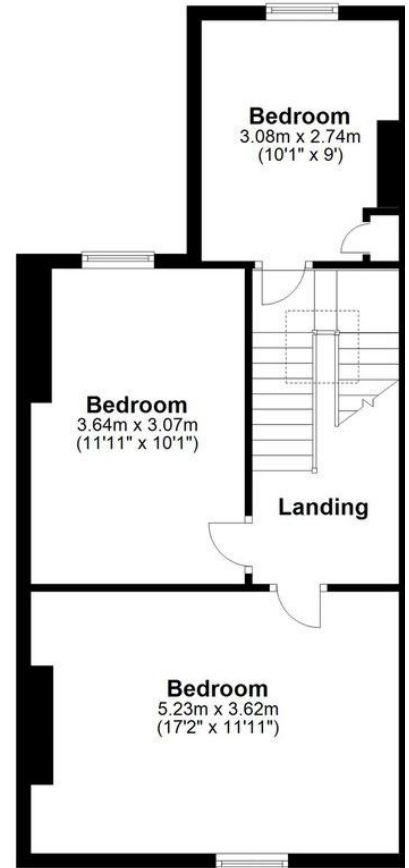
### Flat 2

Approx. 55.3 sq. metres (595.5 sq. feet)

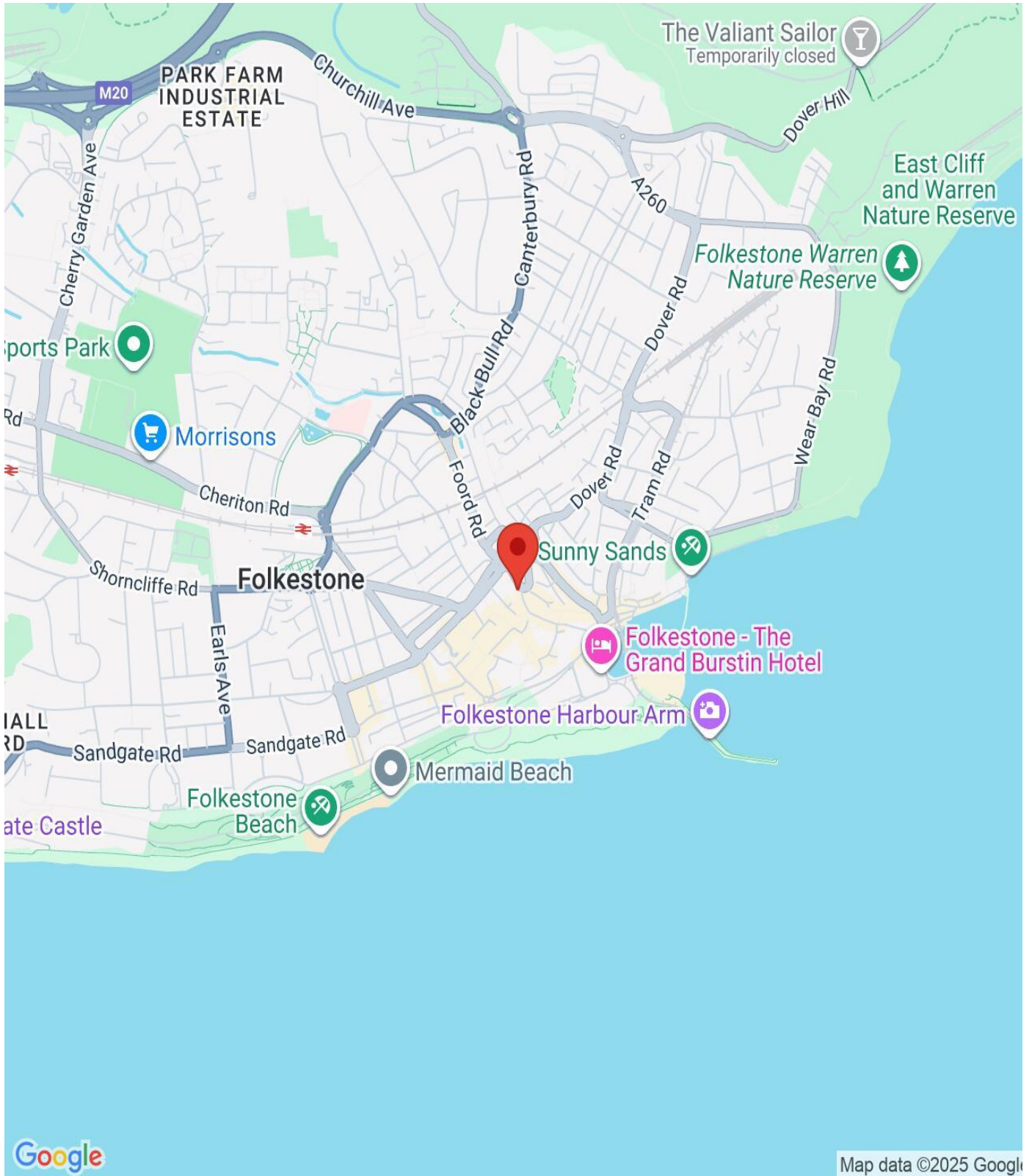


### Flat 2 Upstairs

Approx. 50.5 sq. metres (543.4 sq. feet)



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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.