

# FOLKESTONE

## BUILDINGS AT BURGOYNE BARRACKS, WEST ROAD

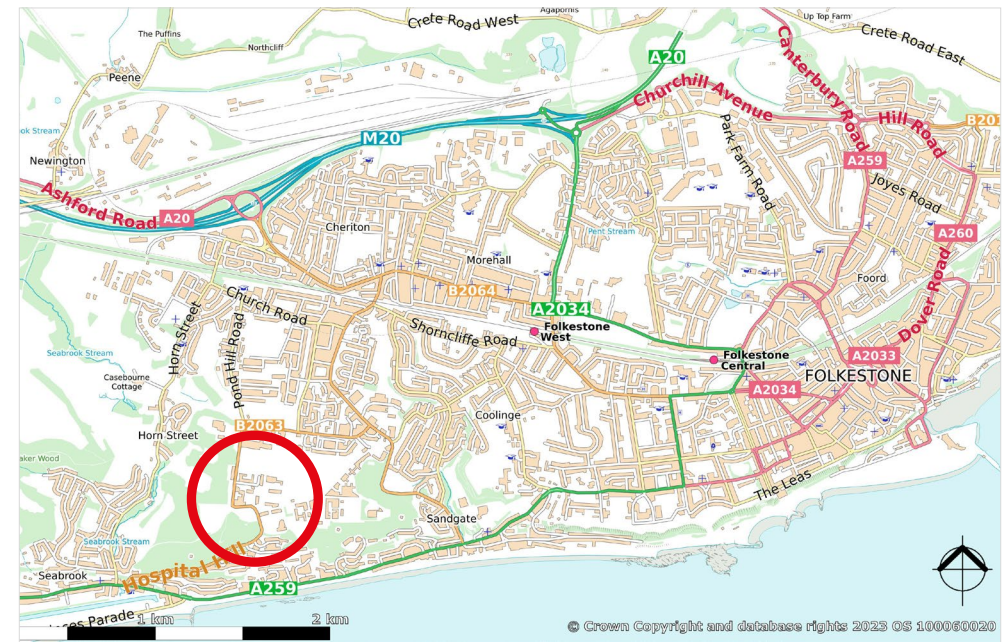
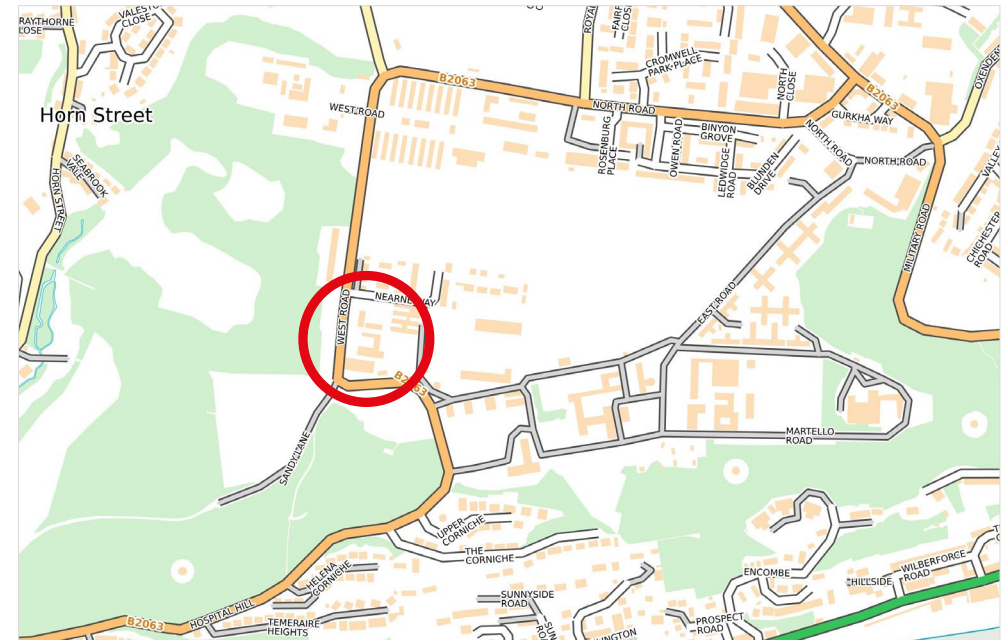


Freeholds For Sale  
As a Whole or Individually

# LOCATION

Folkestone is a port town on the English Channel in Kent. The town lies on the southern edge of the North Downs. Folkestone has a resident district population of approximately 50,000 persons and is approximately 70 miles from Central London with Dover 7 miles to the north east. The town has been subject to considerable recent regeneration and redevelopment of the harbour area.

The subject properties are situated in the new Taylor Wimpey development, Phase 2C, at the former Burgoyne Barracks on West Road (B2063). Taylor Wimpey are currently on site building out an element of Burgoyne for some 173 homes, and is part of the wider Outline planning permission for up to 1200 new homes at Shorncliffe. The wider scheme will include a GP surgery and pharmacy, a new primary school, large play areas and a pavilion.



## ACCOMMODATION:

The Concrete Barrack Building comprises a single storey Grade II Listed Building of 2,808 sq ft divided into two sections with an internal divisional wall and a garden at the front. The building has consent for uses within Use Class E which includes retail, restaurant, office, health clinic, day nursery and gymnasium use.

## TERMS:

Offers invited for the freehold interest.

## RATES:

To be assessed.

## LEGAL:

Each party is to be responsible for its own legal costs incurred in the transaction.

# CONCRETE BARRACK BUILDING



## ACCOMMODATION:

The former Racquet Court comprises a Grade II Listed Building of 4,935 sq ft, principally over ground floor with a viewing gallery (308 sq ft) over the racquet court. The building is prominently positioned on West Road in the south west corner of the wider development site. The building has consent for uses within Use Class E which includes retail, restaurant, office, health clinic, day nursery and gymnasium use.

## TERMS:

Offers invited for the freehold interest.

## RATES:

To be assessed.

## LEGAL:

Each party is to be responsible for its own legal costs incurred in the transaction.

# THE FORMER RACQUET COURT



## ACCOMMODATION:

The Water Tower comprises a brick building of 684 sq ft at ground floor with the metal water tank above. The building is again prominently positioned on West Road in the south west corner of the wider development site, with good access from the new housing scheme and the public. The building has consent for uses within Use Class E which includes retail, restaurant, office, health clinic, day nursery and gymnasium use.

## TERMS:

Offers invited for the freehold interest.

## EPC:

Available on request.

## RATES:

To be assessed.

## LEGAL:

Each party is to be responsible for its own legal costs incurred in the transaction.

# THE WATER TOWER



FOR FURTHER INFORMATION PLEASE CONTACT:-



**Alex Standen**

01892 707577 | 07770 935263  
astanden@cradick.co.uk

**Jack Pearman**

01892 707511 | 07483 361559  
jpearman@cradick.co.uk

[www.cradick.co.uk](http://www.cradick.co.uk)

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001



 @CradickRetail

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website [www.cradick.co.uk](http://www.cradick.co.uk).