FOR SALE

Former ATS Centre

318-324 Cheriton Road, Folkestone, CT19 4DP

Rare Freehold Industrial Unit For Sale with Vacant Possession

4,068 sq ft
(377.93 sq m)

- Excellent connectivity, close to the M20
- Vacant Possession
- Development potential STPP
- 0.21 Acre Site Area
- OIEO £400,000 excl, VAT invited on an unconditional basis

Former ATS Centre, 318-324 Cheriton Road, Folkestone, CT19 4DP

Summary

Available Size	4,068 sq ft
Price	Offers in excess of £400,000
Rates Payable	£21,360 per annum Current 2026/2027 Rates List
Rateable Value	£44,500
EPC Rating	Upon enquiry

Description

The property comprises a refurbished semi-detached workshop building with a substantial forecourt area. The accommodation is arranged to provide three fitting bays together with an adjoining reception/office and first-floor office accommodation. An adjoining single-storey workshop unit has been adapted to provide tyre storage with additional mezzanine space. Externally, the property benefits from a large forecourt with parking for approximately 20 vehicles.

Location

The property is situated on the main B2084 Cheriton Road within the suburb of Cheriton, approximately 2 miles north west of Folkestone town centre. Cheriton is located approximately 1 mile south of Junction 13 of the M20 motorway, providing convenient access to the national motorway network.
Cheriton Road is a busy arterial route comprising a mix of retail, trade and residential occupiers. The property is set back from the main road and occupies a prominent position directly opposite Kwik Fit.

Accommodation

The accommodation comprises the following areas and a mezzanine tyre store of 1,177 sq ft.

Name	sq ft	sq m
Ground - Office/Reception/Staff	630	58.53
Ground - Workshop/Tyre Store	3,089	286.98
1st - Floor Office/Staff	349	32.42
Total	**4,068**	**377.93**

Terms

Offers in excess of £400,000 exclusive of VAT are invited for the freehold interest with vacant possession.

Legal Costs

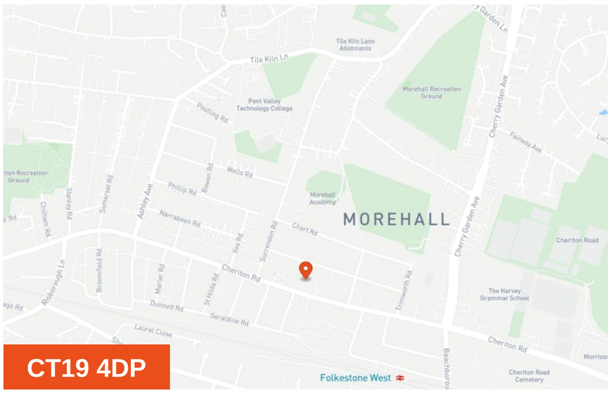
Each party to bear their own legal costs incurred in the transaction.

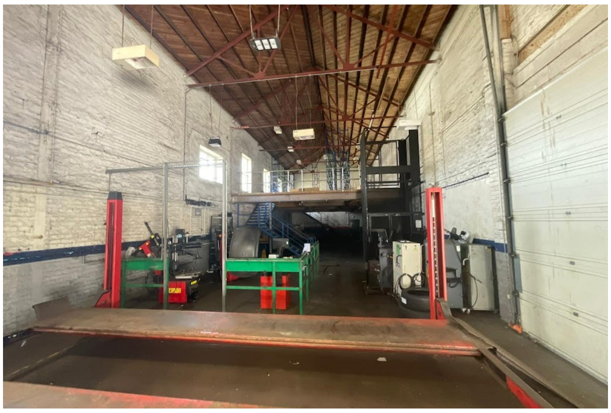
Tenure

The property is available freehold with vacant possession.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.





Viewing & Further Information

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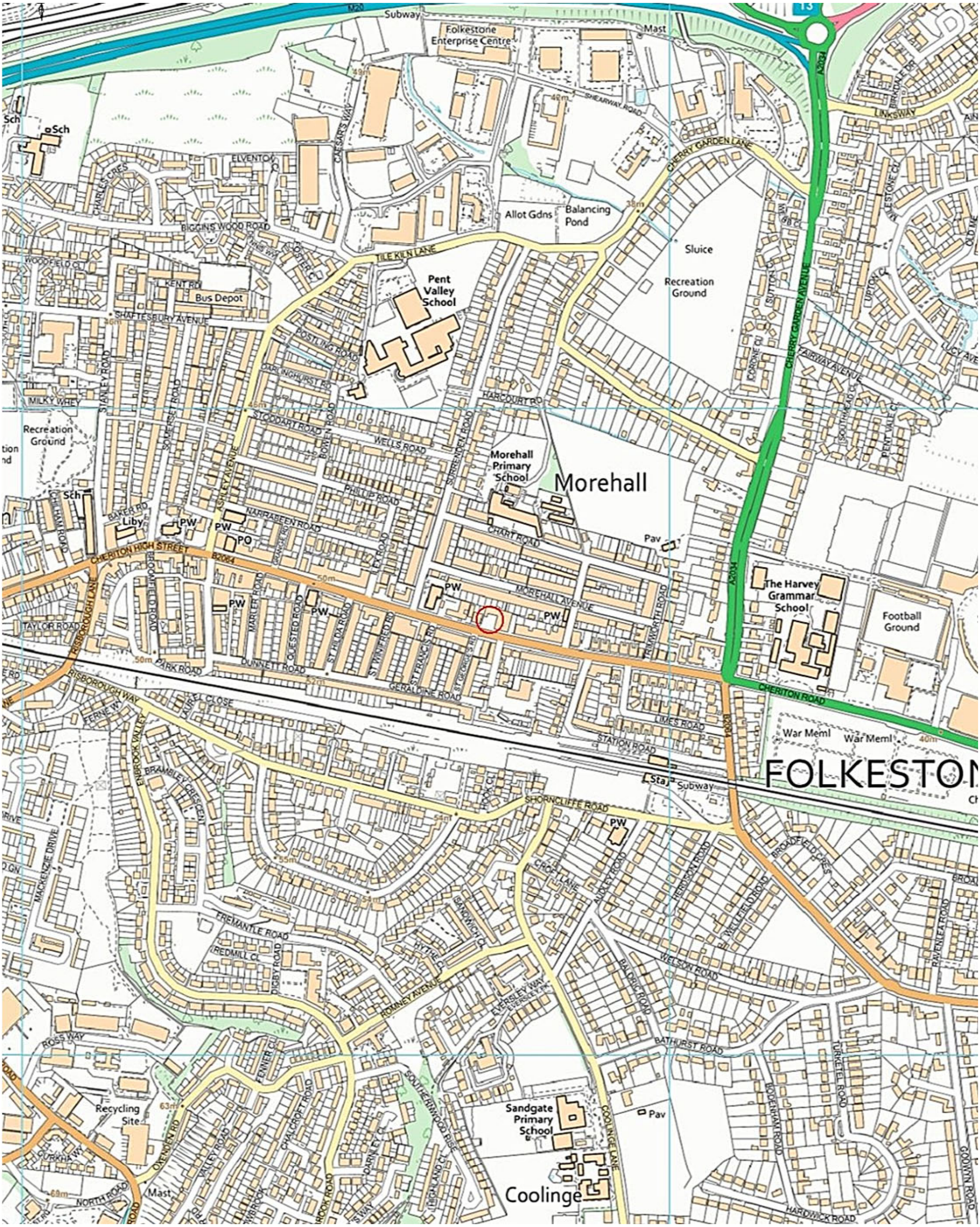
M20
Subway
Folkestone Enterprise Centre
Mast
13
A2034
SHEARWAY ROAD
LINKSWAY
Sch
ELVENTON CL
CAESAR'S WAY
CHERRY GARDEN LANE
CHARLES CRES
Allot Gdns
Balancing Pond
BIGGINS WOOD ROAD
Sluice
Recreation Ground
WOODFIELD CL
TILE KILN LANE
Pent Valley School
KENT RD
Bus Depot
SHAFTESBURY AVENUE
POSTLING ROAD
CHERRY GARDEN AVENUE
FAIRWAY AVENUE
DARLINGHURST RD
STANLEY ROAD
MILKY WHEY
HARCOURT RD
STODDART ROAD
Recreation Ground
WELLS ROAD
SOMERSET ROAD
Morehall Primary School
Morehall
PHILLIP ROAD
ASHLEY AVENUE
BOWEN ROAD
SURRENDEN ROAD
Sch
BAKER RD
Liby
PW
PO
NARRABEEN ROAD
CHART ROAD
Pav
CHERITON HIGH STREET
B2064
50m
The Harvey Grammar School
MOREHALL AVENUE
PW
Football Ground
TAYLOR ROAD
RISBOROUGH LANE
BROOMFIELD ROAD
MARLER ROAD
QUESTED ROAD
ST HILDA ROAD
ST WINIFRED RD
ST FRANCIS RD
TEMPORTH ROAD
A2034
50m
PARK ROAD
DUNNETT ROAD
GERALDINE ROAD
CHERITON ROAD
RISBOROUGH WAY
LAUREL CLOSE
LIMES ROAD
FERNE WY
STATION ROAD
War Meml
War Meml
40m
ENBROOK VALLEY
BRAMBLEY CRESCENT
B2064
Sta
Subway
FOLKESTON
SHORNCLIFFE ROAD
HOOK CL
PW
MACKENZIE DRIVE
55m
CROFT LANE
AUDLEY ROAD
BROADFIELD CRES
FREMANTLE ROAD
REDMILL CL
DIGBY ROAD
HYTHE
WELSON ROAD
BALDRIC ROAD
RAVENLEA ROAD
ROMNEY AVENUE
EVERSLEY WAY
BATHURST ROAD
ROSS WAY
FENNER CL
TURKETEL ROAD
Recycling Site
63m
CHALCROFT ROAD
SOUTHENWOOD RISE
Sandgate Primary School
Pav
COOLINGE LANE
BODENHAM ROAD
OXENDEN RD
VALLEY ROAD
DARN EY CL
Mast
NORTH ROAD
68m
Coolinge
HARDWICK ROAD
GODWYN ROAD

Hall
Filling
Station
Morehall
Meeting Room
336
332
328
326
314
306
298
Shelter
CHERITON ROAD
46.9m
LB
MOREHALL A
Ruin
Connor
Court
ST GEORGE'S ROAD
LAWRENCE CLOSE
107
93
79
65
51
116
104
92
78
58a
58
68
77
317
315
315a
301
299
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295
293
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291a
279
269