



106 Black Bull Road, Folkestone  
£210,000



# 106 Black Bull Road

## Folkestone

For sale by Modern Method of Auction; Starting Bid Price  
£210,000 plus Reservation Fee.

Miles and Barr Commercial are delighted to bring to the market  
this mixed-use, vacant, freehold property situated on the ever-  
popular Black Bull Road, Folkestone.

The property includes a ground floor shop consisting of a sales  
area and two storage rooms and there is also a two bedroom  
flat situated over two floors, with a living room and bathroom.  
The flat benefits from it's own private entrance, whilst having the  
opportunity for access from the shop, should a purchaser wish  
to open their own business and live above.

Whilst the property doesn't benefit from off-street parking, there  
is plenty of parking available around the property, which is  
beneficial to any business owners trading from the shop on the  
ground floor.

Please call Miles and Barr Commercial today to arrange your  
viewing, it is not one to be missed!

- The Modern Method of Auction
- For Sale by Modern Auction T&C's Apply
- Subject to Reserve Price
- Buyers Fees Apply
- Vacant Freehold Possession
- Popular Street
- Separately Accessible Flat





**Shop Main Sales Area**  
22' 1" x 11' 2" (6.73m x 3.40m)

**Shop Storage Room**  
11' 10" x 7' 7" (3.60m x 2.30m)

**Shop Storage Room**  
11' 6" x 4' 7" (3.50m x 1.40m)

**Flat Lounge**  
11' 2" x 8' 6" (3.40m x 2.60m)

**Flat Bedroom**  
11' 2" x 13' 9" (3.40m x 4.20m)

**Flat Bedroom**  
8' 2" x 13' 1" (2.50m x 4.00m)

**Flat Bathroom**  
12' 2" x 6' 11" (3.70m x 2.10m)

**Auctioneer Comments:**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.







## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)