



**FOR
SALE**

FOLCA 1

FOLKESTONE | KENT | CT20 1DW

FREEHOLD DEVELOPMENT OPPORTUNITY

An aerial photograph of Folkestone, Kent, showing a dense urban area with various buildings, streets, and a beach in the background. A specific building, a three-story Edwardian structure with a red roof and white facade, is highlighted with a purple outline and a semi-transparent purple overlay. The building is located in the town centre, near the beach and the harbour.

HIGHLIGHTS

- ▶ **FREEHOLD FOR SALE** BY INFORMAL TENDER.
- ▶ **PRIME TOWN CENTRE LOCATION**, CLOSE TO FOLKESTONE CENTRAL STATION AND FOLKESTONE HARBOUR.
- ▶ ATTRACTIVE EDWARDIAN BUILDING, FORMERLY A DEPARTMENT STORE, AVAILABLE WITH **VACANT POSSESSION**.
- ▶ EXTENDS TO APPROXIMATELY **26,963 SQ FT (2,505 SQ M)** NIA.
- ▶ POTENTIAL FOR **CONVERSION, RESIDENTIAL OR ALTERNATE DEVELOPMENT**, SUBJECT TO PLANNING.
- ▶ FOLKESTONE **NAMED BEST PLACE TO LIVE IN THE SOUTH EAST 2024** IN *THE TIMES*.

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LOCATION: “DISCOVER FOLKESTONE”

The Property occupies a prime position in the heart of Folkestone town centre, bounded by Bouverie Square, Albion Mews Road, and Sandgate Road. The surrounding area offers a lively mix of retail, leisure, and community uses, creating a vibrant and well-connected setting.

Folkestone has become one of the South East’s most dynamic coastal towns, celebrated for its creativity, regeneration, and cultural energy. The property is within easy reach of the Creative Quarter, Folkestone Harbour, and the town’s main shopping streets.

Connectivity is excellent. Folkestone Central Station, a short walk from the Property, provides high-speed rail services to London St Pancras in under an hour. The Eurotunnel LeShuttle offers access to France in approximately 35 minutes, while the M20 connects easily to Ashford, Canterbury, and Dover.



SOURCE: OPENSTREETMAP

FOLKESTONE, LOOKING WEST



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THE CREATIVE QUARTER



EVENTS ON THE LEAS, FOLKESTONE



THE HARBOUR ARM, FOLKESTONE



RENDEZVOUS STREET



THE LEAS LIFT



INVESTMENT & REGENERATION

FOLKESTONE'S TOWN CENTRE IS BENEFITTING FROM £20 MILLION LEVELLING UP FUNDING, DELIVERING A NEW CIVIC SQUARE OPPOSITE FOLCA 1, GREENER STREETS, PEDESTRIAN LINKS AND CYCLING ROUTES.

The Lower Leas Coastal Park is a popular seafront green space with gardens, play zones, and coastal trails, attracting up to 220,000 monthly visitors.

A £750,000 upgrade is enhancing its playground, while the Leas Lift, a historic Victorian funicular is being restored through a £6.6 million project to provide step-free access from the clifftop to the beach.

The Harbour Arm, originally a ferry terminal and reimagined as promenade extending into the English Channel has become a major coastal attraction with over 70 independent traders, seasonal festivals, and up to 160,000 visitors in summer, just a 15 minute walk from Folca 1.

4 BOUVIERIE SQUARE



THE FOLCA BUILDING FROM SANDBROOK ROAD



CG IMAGES OF PROPOSED SCHEMES.

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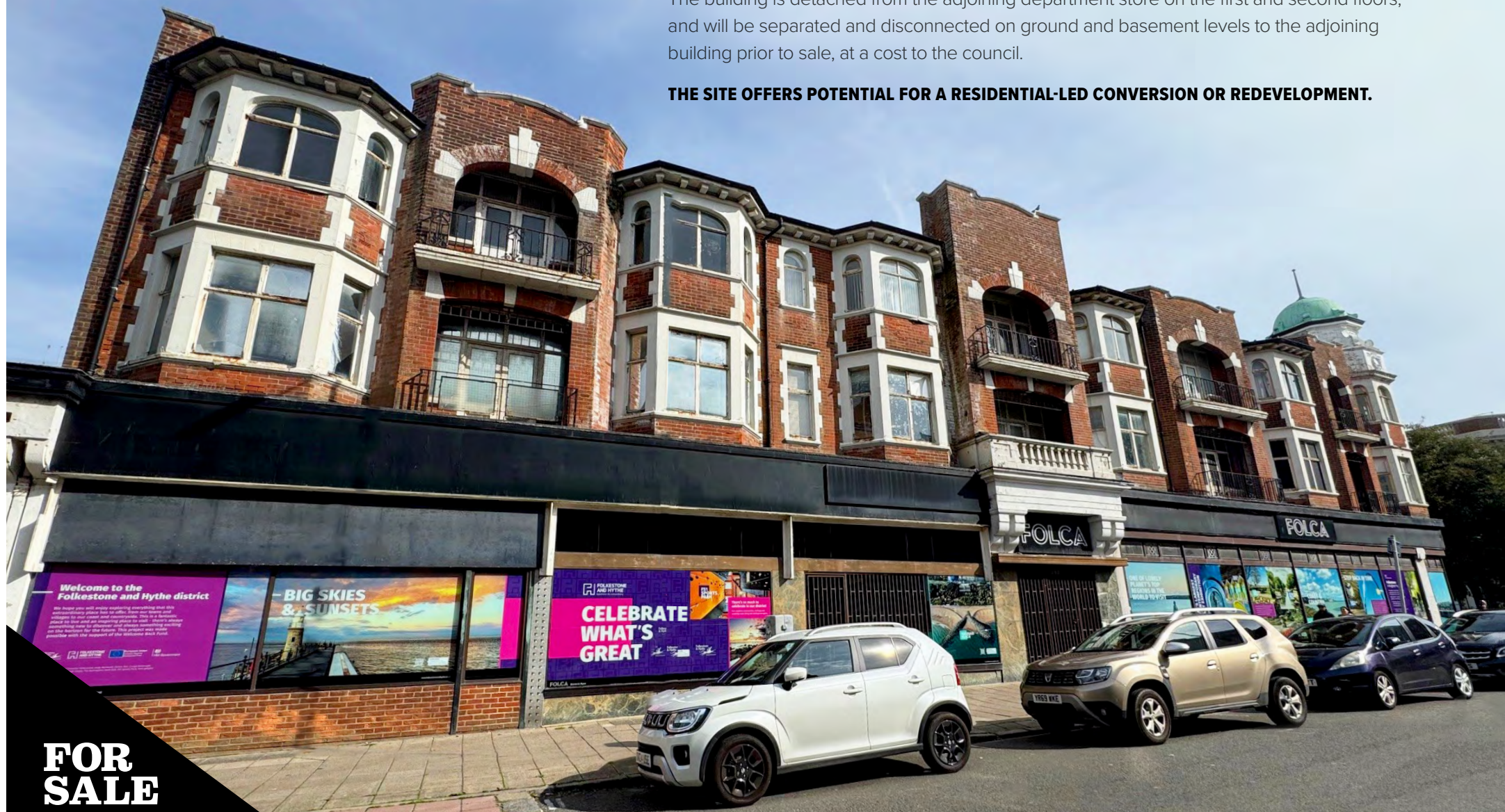
FREEHOLD DEVELOPMENT OPPORTUNITY

DESCRIPTION

THE PROPERTY COMPRISES PART OF AN UNLISTED FORMER DEPARTMENT STORE EXTENDING TO APPROXIMATELY 26,963 SQ FT ACROSS FOUR FLOORS.

It benefits from an attractive Edwardian façade arranged over basement and three storeys. The building is detached from the adjoining department store on the first and second floors, and will be separated and disconnected on ground and basement levels to the adjoining building prior to sale, at a cost to the council.

THE SITE OFFERS POTENTIAL FOR A RESIDENTIAL-LED CONVERSION OR REDEVELOPMENT.



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FURTHER INFORMATION

PLANNING

Prospective purchasers are advised to make their own enquiries and seek independent professional advice regarding the planning status and development potential of the site.

TENURE

The Freehold interest is owned by Folkestone & Hythe District Council and is registered under title number K315203.

VAT

The property is elected for VAT so therefore it is payable on the purchase.

DATA ROOM

Further information about the Property can be found on the dataroom. Please follow the below link to register for access:

SERVICES

Please note Folca 1 will be separated from Folca 2, at which point services will be removed and the building will have no utilities supplied. Further information regarding F&HDC's plans for Folca 2 can be found on the data room.

VIEWINGS

Viewings are strongly advised and by appointment only, please contact a member of the team to arrange an appointment.

OFFER & TERMS

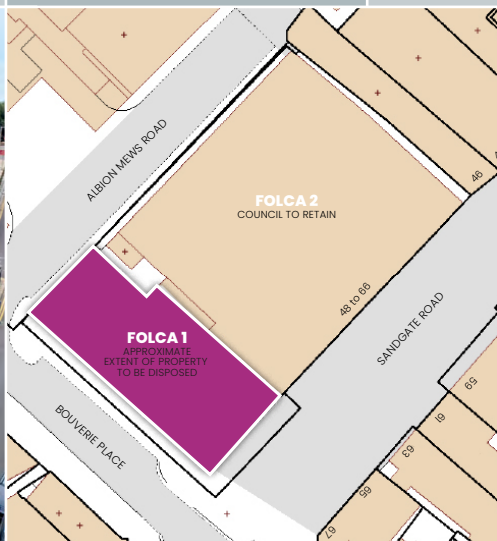
The property is offered for sale by way of informal tender. Unconditional offers are invited for the Freehold interest, subject to contract.

Offers must be submitted using the prescribed bid proforma available from Avison Young and sent via email only to: anna.vallance@avisonyoung.com

THE PROPERTY, SOUTH WEST VIEW



SITE PLAN



THE PROPERTY FROM SANDGATE ROAD



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CONTACTS

FOR FURTHER INFORMATION OR TO
ARRANGE A VIEWING, PLEASE CONTACT:

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ANTI-MONEY LAUNDERING:

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed.

Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers / funders / lessees.

Subject to Contract | November 2025.

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