

Learning and non-residential institution (Class F.1)

2 Grace Hill, Folkestone, CT20 1HD



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Period building with Class F.1 Uses
- Over ground, first and basement floors
- Grade II Listed with lift
- In need of investment / modernisation

ALL ENQUIRIES INVITED

FOR SALE OR TO LET

1,321.9 sqm (14,229 sq ft)

Location

The property is located in the centre of Folkestone in south east Kent approximately 16 miles south east of Ashford, 8 miles south west of Dover and 16 miles south of Canterbury.

It is situated on the east side of Grace Hill, in between the roundabout with Shellons Street and the junction with Rendezvous Street. The nearest train station is Folkestone Central approximately 0.6 miles to the north west with journey times to London St Pancras of around 56 minutes.

Description

The property comprises a Grade II listed building over ground, first and basement floors.

It has brick elevations, a tiled roof and single glazed timber sash windows. There is a passenger lift at the rear of the building.

The ground and first floors are predominantly open plan with some office/ancillary rooms to the main space. The basement is a combination of staff, storage and boiler room space.

Externally there is a small rear garden mainly laid to grass.



Accommodation

Having measured the premises we calculate it has the following floor areas:

Floor	Area	sqm	sq ft
Ground	Display/working area	469.6	5,054
	Office	15.6	168
	Hallway	69.8	752
First	Display/working area	465.1	5,007
	Stairwell/Corridor	49.5	533
Basement	Workroom	71.2	766
	Store	24.4	263
	Staffroom	21.3	230
	Store	109.3	1,176
	Boiler Room	26.1	280
Total		1,321.9	14,229

Rateable Value

According to the Valuation Office Agency website the property has been assessed as a Library and Premises with a Rateable Value of £93,500.

Condition

Various items of repair are needed and works are ongoing to make some of these good to prevent further water ingress to the building.

The property ceased to be used by the library service in December 2022 due to water ingress making it unsuitable for continued occupation by staff and customers. Some limited works have been undertaken to the roof drainage network to improve the capacity of the system and provide easier access for regular cleaning.

However the building is still in need of significant investment to address condition issues across the fabric and M&E systems. In 2024 it was estimated that c£2.9m worth of works would be required to return the building to good operational condition.

The level of investment required into the property would be dependent on its intended use.

EPC

The property has a EPC within band D (97) which expires on the 4th May 2035.

Terms and Rent

Kent County Council, the current owner, has taken the decision to invite fully developed bids for the future of the site on an all enquiries basis.

This includes sale/lease and leaseback proposals which would address the building's condition issues and allow for the library service to reoccupy a smaller footprint within the site. Details of spatial requirements are available from the agent.

Bids are also invited on a pure sale / lease perspective which do not involve the reoccupation by the library service.

Bids will be assessed against the County Council's adopted disposal policy, asset management strategy and statutory requirements. Any proposals involving reoccupation by the library service will also be considered against

- 1) Service requirements (location, spatial provision, and partnership potential)
- 2) the ongoing financial liability to KCC including the risks associated with any assumptions.

All bids will be assessed against their deliverability. We encourage all bidders to clearly articulate any assumptions, risks, and mitigations.

While bids are being invited for the site Kent County Council reserves the right to select the successful bidder based on assessment against relevant criteria or to not select any bidder.

NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



Asset of Community Value (ACV)

The building is an ACV, the moratorium concludes 7th September 2025.

VAT

All rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Legal Costs

Each party is to bear their own costs.

For all Viewings and Enquiries contact:

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