

# Folkestone Library

2 Grace Hill, Folkestone, Kent CT20 1HD



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Attractive Period Grade II Listed Building
- Town Centre Location
- Passenger Lift
- Class F.1 Use (Learning and Non-Residential Institution)
- Arranged over Lower Ground, Ground & First Floors

All Enquiries Invited

For Sale | To Let

1,321.9 m<sup>2</sup> (14,229 sq ft) approx.

## LOCATION

Folkestone is a picturesque port town, being approximately 7 miles south west of Dover, 14 miles south east of Ashford and 60 miles south west of central London. Folkestone station provides rail services across Kent and to central London with journey times to London St Pancras of around one hour.

## SITUATION

The property is situated on the east side of Grace Hill, between the roundabout with Shellons Street and the junction with Rendezvous Street, being a short distance from Sandgate Road and approximately half a mile from Folkestone Central Station.

## DESCRIPTION

The property comprises an attractive Period Grade II listed building. Arranged over lower ground, ground and first floor levels it has brick elevations beneath a hipped tiled roof, with single glazed timber sash windows.

Most recently operating as a library, the ground and first floors are arranged predominantly in open plan but with ancillary rooms off the main space.

The lower ground floor arranged as a combination of staff, storage and plant areas.

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

## LISTED BUILDING

The property is Grade II Listed (List Entry Number 1061215), registered as Library and Museum, Grace Hill, Folkestone.

## ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Working Areas	469.6	5,054
	Offices	15.6	168
	Hallways	69.8	752
First	Working Areas	465.1	5,007
	Corridors	49.5	533
Basement	Workrooms	71.2	766
	Stores	24.4	263
	Staff	21.3	230
	Stores	109.3	1,176
	Plant	26.1	280
<b>Total</b>		<b>1,321.9</b>	<b>14,229</b>

## TITLE

The property is owned freehold under Title TTI57960.

## PLANS & BOUNDARIES

Any plans provided are for indicative purposes only and any interested parties must satisfy themselves on the location of any boundaries prior to making any proposals.

Copies of the Floor Plans can be made available upon request.

## ASSET OF COMMUNITY VALUE

In 2023 the building was registered as an Asset of Community Value (ACV). The moratorium for the registration concluded on the 7th September 2025.



## PROPERTY HISTORY & CONDITION

The property ceased trading as a library service in December 2022 due to water ingress making it unsuitable for continued occupation by staff and customers.

Works have since been undertaken to the roof drainage network to improve the capacity of the system and provide easier access for regular cleaning, however, various items of repair are needed to make good.

The building is in need of significant investment to address condition issues across the fabric and M&E systems.

In 2024 it was estimated that c£2.5m worth of works would be required to return the building to good operational condition. Since then considerable works have been undertaken to limit the amount further investment required.

The level of investment required into the property would be dependent on its intended use and interested parties are encouraged to make their own investigations as to the cost of refurbishment.

## USE

The property is classified as a Learning and Non-Residential Institution within Class F.1 of the Use Classes Order 1987 (Amended).

## BUSINESS RATES

The property is shown on the Valuation Office Website as follows:

Library & Premises: £93,500

## TERMS

Kent County Council, the current owner, have 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.

## 1967 MISREPRESENTATIONS ACT

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 themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

## VAT

All figures are quoted exclusive of Value Added Tax (VAT) which would be charged at the prevailing rate. Prospective interested parties should satisfy themselves as to any VAT payable in respect of any transaction.

## TENANT / PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all prospective Tenants / Purchasers. Therefore, all proposals will be subject to the necessary checks.

## PHOTOS

The photos were taken in October 2025.

## COSTS

Each party are to bear their own legal and professional costs.

## VIEWINGS

Strictly by prior appointment through sole agents:

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Sibleypares.co.uk









Firm exit





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