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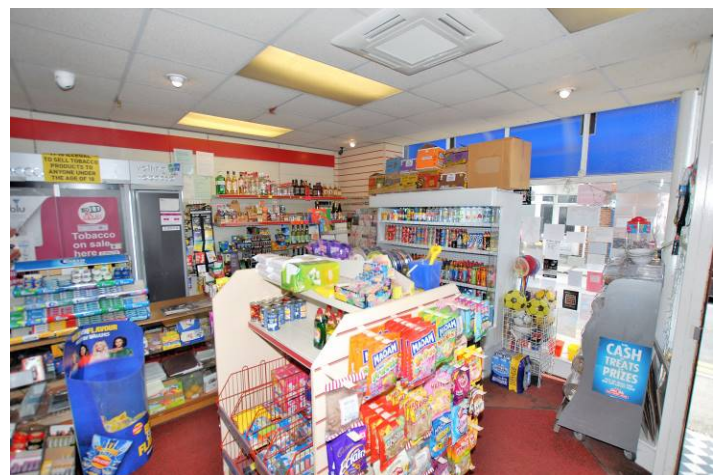
49 High Street, Hythe, Kent CT21 5AD



4 BANK STREET, HYTHE

£380,000 Freehold

In a prime central location on a busy approach road to the High Street, a freehold investment opportunity comprising a pair of ground floor business premises together with a self contained three bedroom flat above. The Dry Cleaners is tenanted at £6000 per annum, the other available as a going concern subject to negotiation.



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4 Bank Street Hythe CT21 5AN

SITUATION

Bank Street is a prime central position being a busy approach road to the High Street, in particular during the hours of 11-3 when the main part of the High Street is pedestrianised. This substantial premises has

many independent traders nearby together with a number of national business names such as Costa Coffee, Aldi, WH Smiths etc.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

The accommodation comprises:

4A BANK STREET

NEWSAGENTS measuring approximately 5.49m x 4.3m. Entered by a timber panelled and glazed door, fully glazed shop front to Bank Street, door way to **store room** with window to rear and door to:-

CLOAKROOM

Low level WC, wall hung washbasin.

RATEABLE VALUE - £4400 per annum.

4B BANK STREET

Let on a ten year lease with around seven years remaining.

DRY CLEANERS measuring approximately 5.61m x 3.09m. Entered via a timber panelled and glazed door, fully glazed frontage to Bank Street, archway to inner store room with window and door to rear and door to:-

CLOAKROOM

Low level WC, washbasin, window to rear.

RATEABLE VALUE - £4700 per annum.

FLAT

ENTRANCE HALL

Access to storeroom and cloakroom with low level WC and window to front, door to inner hall with staircase to first floor.

HALL WAY

With uPVC and obscure double glazed window to rear, access to loft space, doors to:-

SITTING ROOM

Polished timber fireplace surround, pair of secondary glazed sash windows to front, 2 radiators.

KITCHEN

Range of base cupboard and drawer units with recess and plumbing for washing machine and recess for freestanding cooker, roll top worksurfaces inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, wall mounted Ideal gas fired boiler, double glazed window to rear.

BEDROOM

Secondary glazed sash window to front,
radiator.



BEDROOM

Secondary glazed sash window to front, radiator, painted timber fireplace surround.

BEDROOM

Double glazed window to rear, radiator.

BATHROOM

Panelled bath, low level WC, pedestal wash basin, localised tiling, obscure double glazed window to rear, heated towel rail.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

COUNCIL TAX

We are advised that the flat is Band B Folkestone & Hythe District Council.

EPC awaited

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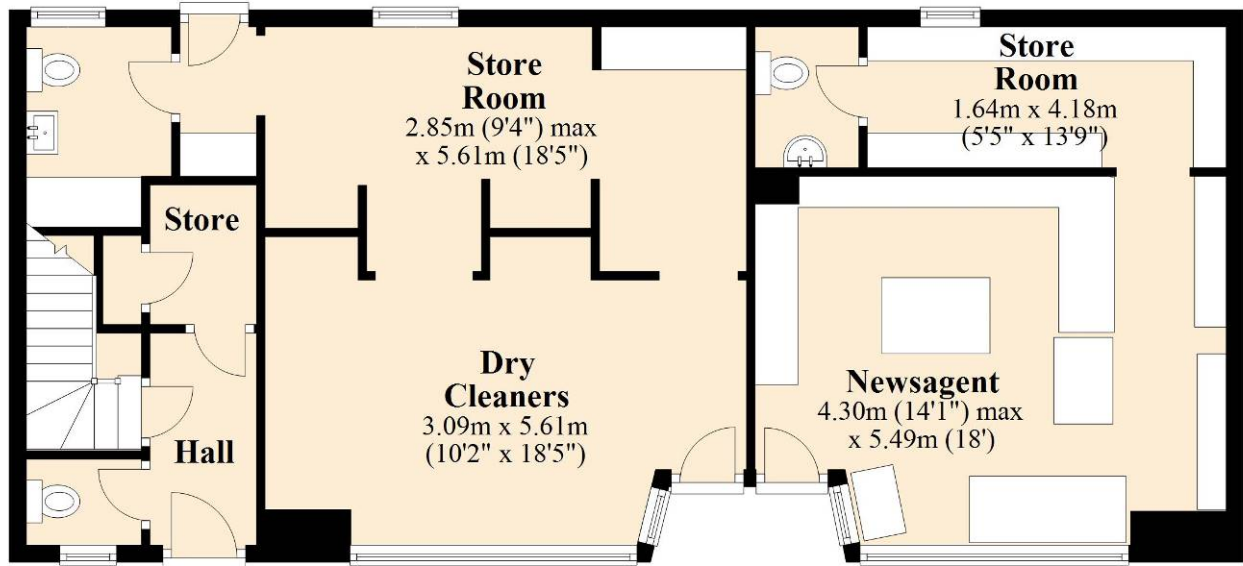




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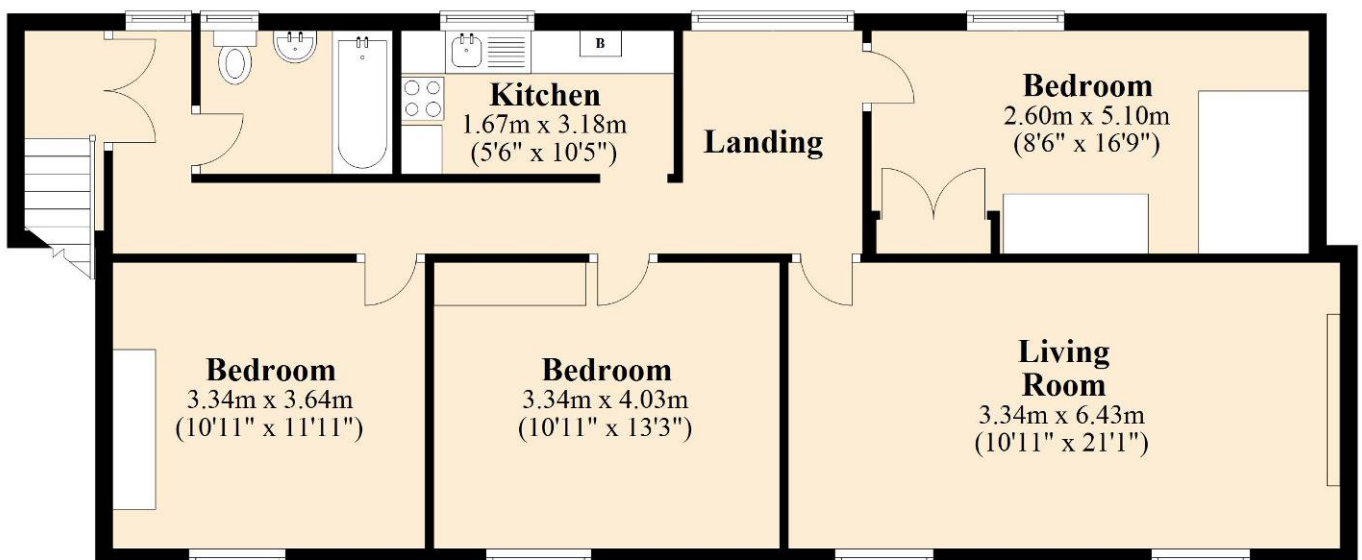
Ground Floor

Approx. 82.2 sq. metres (884.6 sq. feet)



First Floor

Approx. 73.0 sq. metres (785.5 sq. feet)



Total area: approx. 155.1 sq. metres (1670.0 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
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