

Vacant maisonette with courtyard garden and
ground floor commercial shop investment – FOR SALE

smith
woolley

chartered surveyors



91, High Street, Hythe CT21 5JH
Guide Price £380,000



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Residential accommodation:

Situated on the bustling Hythe High Street, this 4 bedroom, 2 reception room maisonette is arranged over 3 floors with access across the sheltered courtyard, rear garden from Dental Street to the self contained entrance. Being on the High Street, the maisonette is ideally situated for all amenities including local shops, supermarkets, cafes and eateries as well as lovely walks either along the banks of the Royal Military Canal or along the seafront with its far reaching views along the coastline. The maisonette is being offered for sale with full vacant possession.

Commercial premises:

The shop premises comprise a lock up shop with a rear storage area and staff/kitchen facilities with a total net internal area of approximately 455 sq.ft. (42.28 sq.m.). The premises are let for a 6-year lease term from November 2024 at a current rent of £11,000 pa rising to £11,500 pa in year 3. There is a rent review at the end of year 3 and a tenant's only break option. The shop trading as a ladies fashion boutique.

Further details are available on request.

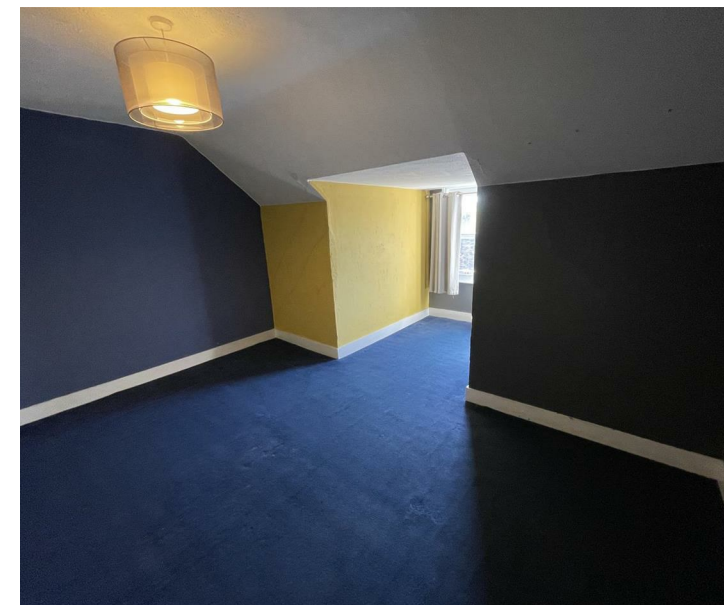
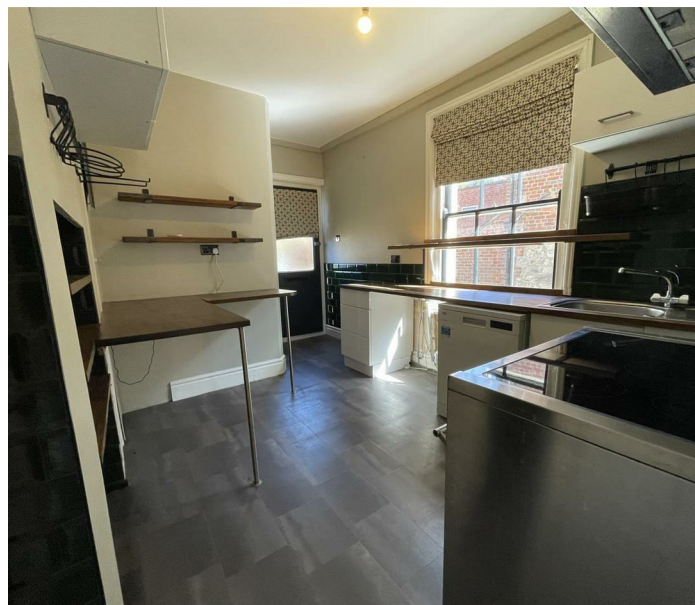




Full Description

Kitchen	14'6" x 10'0" (4.42 x 3.06)
First Floor Landing	
Lounge/Diner	15'6" x 11'5" (4.74 x 3.50)
Dining area	13'3" x 10'10" (4.05 x 3.32)
Staircase and landing	
Bedroom 1	15'6" x 11'9" (4.74 x 3.60)
Bedroom 2	12'6" x 11'9" (3.82 x 3.60)
Bedroom 3	10'0" x 10'0" (3.07 x 3.06)
Bathroom	6'9" x 4'5" (2.07 x 1.38)
Staircase	
Bedroom 4	15'6" x 14'5" (4.74 x 4.40)

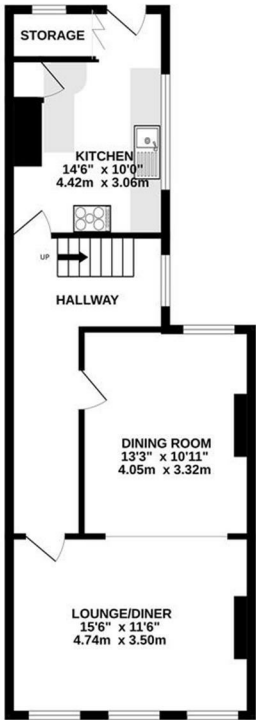
- Vacant 4 bedroom maisonette with courtyard garden and ground floor commercial shop investment
- Ideal High Street location
- Excellent amenities
- Current lease on commercial premises
- Courtyard garden
- Self contained entrance to maisonette



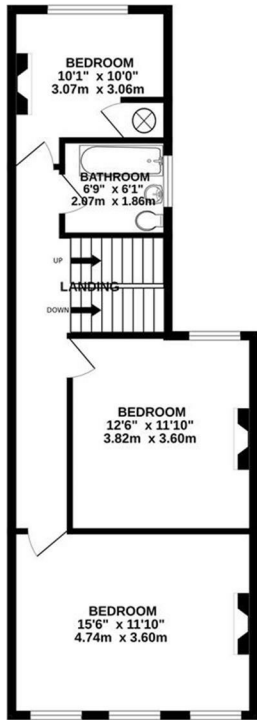


Floor Plans (*Additional floors may be continued on further brochure pages)

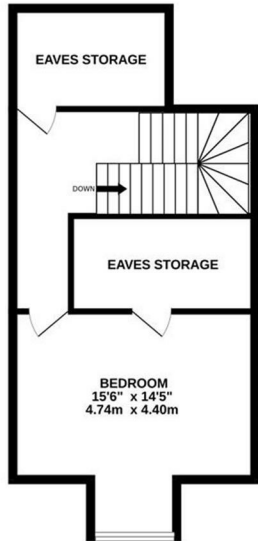
GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.




2ND FLOOR
454 sq.ft. (42.2 sq.m.) approx.




TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewings strictly by appointment through these offices.

For further information, contact either:

Kevin Murphy
kevin.murphy@smithwoolley.com
01303 228 710

Siobhan Wood
siobhan.wood@smithwoolley.com
01233 640800

www.smithwoolley.com

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).

43 Castle Avenue, Folkestone, Kent, CT20 2RB
Tel: 01303 226622 Email: sales@smithwoolley.com <http://www.smithwoolley.com>

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