

# FOR SALE

2-4 High Street  
Hythe, Kent CT21 5AT

smith  
woolley  
chartered surveyors



Mixed Use Investment Opportunity

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

### Situation

The property is located in a prominent corner position at the junction of the High Street and Chapel Street, benefitting from a return frontage. The town has an array of boutique shops, restaurants and building societies, along with larger retailers including Costa, Boots, WH Smith and Iceland. Hythe is located on the south coast of Kent, 4 miles west of Folkestone and 10 miles southeast of Ashford.

### Description

The property is about 300 years old and has many character features. The building is 3-storey of brick construction with a tiled roof with dormer windows. The property comprises 4 main elements:-  
A convenience store, a dog grooming business and two maisonettes.

The entire freehold property represents a unique opportunity to acquire three let investment properties and vacant possession of a maisonette for owner occupation or for letting.

Alternatively, a purchaser can purchase the freehold with 3 leases and grant a 999 year lease at a peppercorn rent of the vacant maisonette to the seller.

#### *Convenience Store*

Shop unit fronting the High Street currently fitted as a convenience store with rear storage. Access to shared WC facilities.



#### *Dog Groomers*

Small commercial unit fitted for use as a dog groomers. Access to shared WC facilities.



### Tenancy Information

The dog groomers - let at a rent of £6,000 per annum from March 2022 for a term of 5 years. (Full details available on request).

The Convenience Store - let at a rent of £15,000 per annum from November 2019 for a term of 15 years (full details available on request).

Maisonette - tenancy agreement - let at a rent of £1,090 per month.

Maisonette - Vacant

*Maisonette – Let unfurnished - subject to tenancy*

A first and second floor maisonette providing two-bedroom accommodation, together with kitchen, sitting room, dining room, shower room/WC and small attic room/study.



*2 Bed Maisonette – Vacant*

A first and second floor maisonette providing two-bedroom accommodation both with en-suite bathrooms/WCs. A lovely open plan sitting room/dining room, galley kitchen, part UPVC double glazed, gas central heating. A lovely sheltered tiled courtyard area shared with Flat A.





## Services

We understand all main services are available to the site.

## Energy Performance Certificates

Full EPC recommendation reports and certificates are available upon request.

## Price

The freehold with 3 leases and vacant possession of the maisonette is available at **£665,000 (no VAT)**.

The freehold with 3 leases and grant of a 999 year lease at a peppercorn rent on the maisonette is available at **£465,000 (no VAT)**.

## Legal Costs

Each party to pay their own legal fees.

## Viewings

Strictly by appointment through these offices.

## For Further Information Contact:

Siobhan Wood  
[siobhan.wood@smithwoolley.com](mailto:siobhan.wood@smithwoolley.com)  
**01233 640800**

Kevin Murphy  
[kevin.murphy@smithwoolley.com](mailto:kevin.murphy@smithwoolley.com)  
**01303 226622**

## SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).  
2286.1/May 2025

