

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



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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:

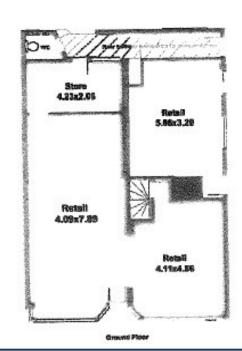
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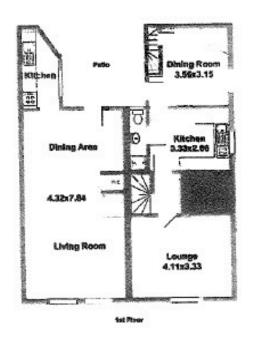
<u>siobhan.wood@smithwoolley.com</u> <u>kevin.murphy@smithwoolley.com</u>

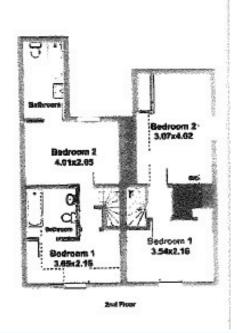
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SUBJECT TO CONTRACT

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







smith woolley

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