

TO LET

**Unit 9 Riverside Business and Craft Centre
Hythe, CT21 4NB**

smith
woolley
chartered surveyors

1,233 sq.ft. unit on popular estate

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Situation

Riverside Craft and Business Centre is situated in a delightful rural setting overlooking the Royal Military Canal in the Hamlet of West Hythe located approximately 3 to 4 miles from Junction 11 of the M20 Motorway and within easy reach of Hythe, Romney Marsh, Folkestone, Ashford, and Canterbury.

Riverside Craft and Business Centre is home to a number of innovative/craft businesses and the popular Unit One Bar and adjoins the picturesque canal.

Description

Unit 9 is a mid-terrace steel and blockwork construction unit located on the Riverside Business and Craft Centre. The unit is accessed via a personnel door leading into the office/reception area and also a manual roller shutter door leading to the main workshop. Maximum eaves height to apex is approximately 4.5m.

The unit benefits from solid flooring, fluorescent strip lighting and 3 phase electricity. **No leisure or motor trade uses will be permitted.**

Accommodation

Approx. Gross Internal Area

	sq m	sq ft
Unit 9	114.6	1,233

Business Rates

Rateable Value	£6,500
UBR (2024/25)	49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council. Small business rates relief may be appropriate.



Indicative Photo

Services

We understand cesspit drainage, water and three phase electricity are available to the premises.

Terms

The premises are offered on a new effective full repairing and insuring lease at a rental of **£975 per calendar month (plus VAT)**. Service charge currently of £60 per month will be payable to cover maintenance of the communal areas.

3 months deposit and buildings insurance are payable.

Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The premises have a current energy efficient rating of 82 (Band D).

Legal Costs

A standard 3-year estate lease is available and is subject to a photographic schedule of condition.

Viewings

Strictly by appointment through these offices.

For Further Information

Siobhan Wood

siobhan.wood@smithwoolley.com

01233 640800 / 01303 226622

VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

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

2430/April 2024

