

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

Situation

The property is situated in the Hythe High Street which is a charming and popular coastal town. The town has an array of boutique shops, restaurants and building societies, along with larger retailers including 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

This character Listed property is located on the corner of Hythe High Street and Kings Head Lane and next to Nutmeg Coffee Shop. It comprises a self-contained retail unit with a feature front window, return display window, a rear store, WC facilities and one car parking spaces accessed from Dental Street.

Accommodation

		Approx. Net Internal Area	
		sq m	sq ft
Retail Area		26.55	285
Rear Store		11.62	125
	Total	38.17	410

Business Rates

Rateable Value £8,700 UBR (2024/25) 49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Services

Mains drainage, water and electricity are connected to the premises.



Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The premises have a current energy efficient rating of 54 (Band C).

Terms

The property is available to rent on a new FRI lease at a rent of £10,500 per annum (no VAT).

Length of lease is negotiable and deposit payable.



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.

Legal Costs

The ingoing tenant to pay a contribution of £250 towards the landlord's legal costs.

Viewings

Strictly by appointment through these offices.



For Further Information Contact:

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). 2433/July 2024





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