

TO LET

115a High Street
Hythe
Kent CT21 5JH

smith
woolley
chartered surveyors



Ground Floor Shop

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 22622 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.

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:

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VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2433/July 2024

