



38 HIGH STREET

£400,000

Grade II Listed Building with a Restaurant with a Maisonette. An opportunity to purchase a restaurant and a large maisonette above with a separate entrance. There is a large garden to the rear with an entrance from Chapel Street.

Lease provides a 9% yield

Contact Motis Estates on 01303 212020 or commercial@motis-estates.com for more information.



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38 High Street CT21 5AT

**Restaurant , Living Accommodation , High Street Address ,
Garden and Rear Access , 9% Yield**

Description

Motis Estates are proud to offer a shop and a 2 Bedroom Flat with a further two rooms on the second floor in Hythe High Street. The property is currently occupied by a restaurant which utilises the kitchen for their personal use. There is a large garden to the rear which has been maintained to a good standard.

The property is a Grade II Listed Building and has a large single glazed frontage, the property benefits from LED spot Lighting within a plasterboard ceiling with timber beams. To the rear, there is a kitchen area and customer w.c's. There is also a basement ideal for storage, there is limited head height. There is a large court yard area which leads to Chapel Street and is ideal for rear deliveries.

Situated on the High Street, there are numerous retail outlets such as WH Smiths, Boots, Iceland and several independent shops all in the vicinity in the picturesque Cinque Port Town of Hythe, approximately 4 miles from the Channel Tunnel terminal and Folkestone. The town centre offers a range of Multiple Retailers and banks and enjoys a wide variety of retail outlets and businesses giving a good mixed trading environment. Sandling mainline railway station, the M20 motorway and Ports of Dover and Folkestone are also easily accessed by car.

Commercial

Restaurant 118.10 sq m 1271 sq ft

Kitchen 14.89 sq m 160 sq ft

Residential

First Floor Store 18.10 sq m 195 sq ft

Bedroom 11.16 sq m 120 sq ft

Bathroom 4.80 sq m 52 sq ft

Second Floor

Room 7.53 sq m 81 sq ft

Room 7.54 sq m 81 sq ft

Bathroom 4.26 sq m 46 sq ft

Total 186.37 sq m 2005 sq ft

There is also a 2 bedroom flat which consists of an open plan living room, two bedrooms, bathroom and a store on the first floor.

On the second floor, there are two further rooms and a bathroom. The kitchen from the restaurant is currently being used by the tenants. There is a separate entrance to the flat from High Street, Hythe.

Energy Performance Certificate: The property has no EPC rating however as the property is Grade II listed, it will be exempt.

Services: Water, Drainage and Electric (Motis Estates are under the instruction that tenants will need to find their own supplier).

Use: E Class

Terms - The rental is £36,000 per annum (no VAT) with a lease term of 5 years from 28th September 2021.

Business Rates - Folkestone & Hythe District Council 01303 850388 verbally advise a Rateable Value - £18,250

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone by calling 01303 212020 or e-mailing commercial@motis-estates.com

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

Tenure: Freehold

Postcode CT21 5AT

Viewings Strictly by appointment only -
Property Reference MOTIS_005731

Opening Hours:

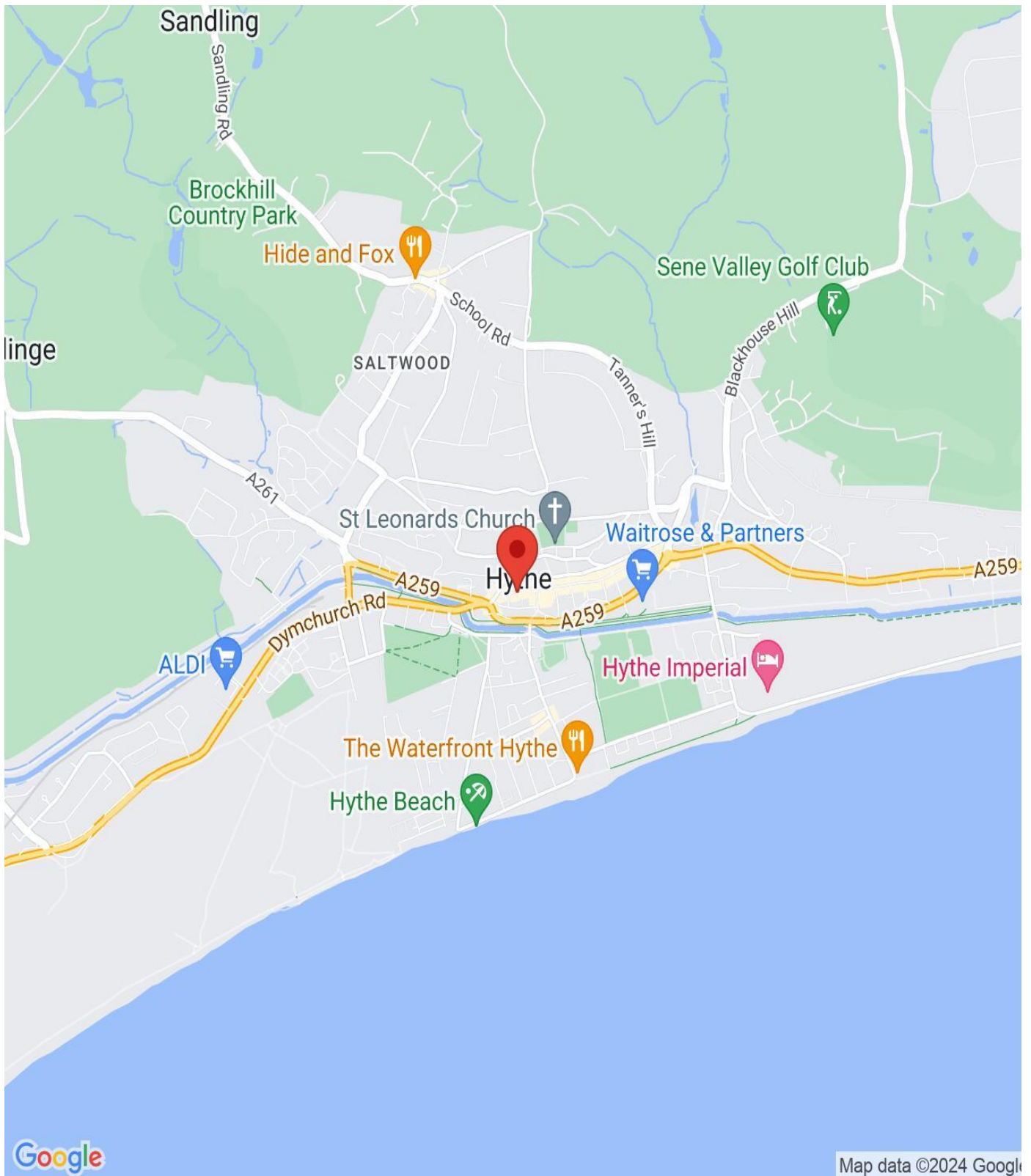
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.