

# PROPERTY PARTICULARS

**TO LET**

**High Street Shop**

**757 sq ft (70.33 sq m)**

**Prime High Street Location  
Attractive Waterside Town**



**19 High Street, Hythe,  
Southampton, SO45 6AG**

Harbour Lights, Maritime Walk, Ocean Village,  
Southampton, SO14 3TL

[www.keygrove.com](http://www.keygrove.com)

Keygrove is the trading name of Keygrove Commercial Limited

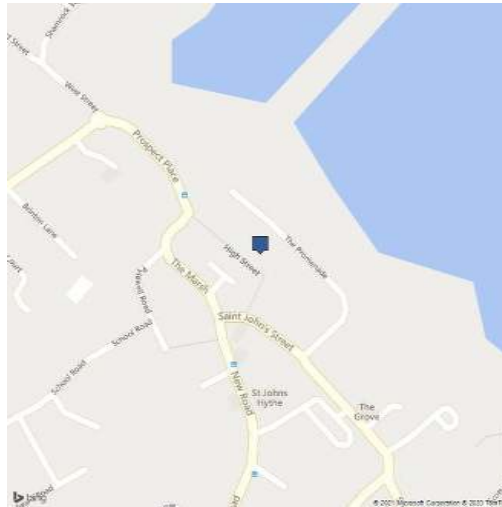
Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



<b>LOCATION</b>	The property is located in the centre of Hythe, on the pedestrianised High Street. Southampton city centre and the M27 Junction 2 are both approximately 10 miles by road. The Hythe ferry runs frequent passenger services from Hythe Pier to Town Quay, Southampton and takes 10 minutes approx. Hythe is located on the edge of The New Forest and attracts some tourist trade.		
<b>DESCRIPTION</b>	This property comprises a ground floor retail shop with stores to the rear. The property benefits from some LED lighting, electric heating, carpeted floor and a kitchenette. There is pedestrian access to a rear alley for loading / bin store purposes. There are a mix of local and national retailers close to the property including Boots, Costa Coffee, The Post Office and Waitrose.		
<b>ACCOMMODATION</b>	Approximate net internal floor area		
	<b>Total</b>	<b>757 sq ft</b>	<b>70.33 sq m</b>
<b>TERMS</b>	The premises are available on a new full repairing and insuring lease at an initial rent of £16,500 per annum exclusive.		
<b>RENT</b>	£16,500 per annum		
<b>SERVICE CHARGE</b>	There is a service charge payable. Further details are available on request.		
<b>RATES</b>	To be reassessed.		
<b>EPC</b>	EPC rating C-63. A copy of the EPC is available on request.		
<b>LEGAL COSTS</b>	Parties to pay their own legal costs.		
<b>VAT</b>	We are advised that VAT will not be payable.		

19 High Street, Hythe, Southampton, Hampshire, SO45 6AG



**VIEWING**

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

**Lauren Udall**

**023 8083 5964**

**lu@keygrove.com**

Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966

Date: 4-Feb-21 File Ref: 3733



Subject to Contract

Regulated by RICS

