

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

Situation

The premises are located in 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 Costa, 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

The premises comprise a vacant ground floor self-contained shop unit (formerly a butchers) in the High Street with parking to the rear. The property is considered suitable for investors or owner occupiers. There are W.C. facilities at the rear of the premises.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Shop area	37.39	402
Rear store	13.32	143
Total	50.71	545

Business Rates

Rateable Value £7,000 UBR (2021/22) 49.9p

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

Services

We understand mains water, drainage and electricity are connected to the premises.

Service Charge

The block is subject to a service charge - details upon request.



Energy Performance Certificate

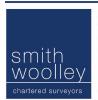
Full EPC recommendation report and certificate are available upon request. The premises has a current energy efficient rating of 74 (Band C).

Terms

Price - £120,000 (no VAT) for the long leasehold interest. The property is held for a term of 999 years from 1982 with a ground rent of £30 per annum. The premises form part of a block with 3 commercial properties and upper floor accommodation.

Legal Costs

Each party to pay their own legal costs.



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.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

Siobhan Wood

siobhan.wood@smithwoolley.com

01233 640800

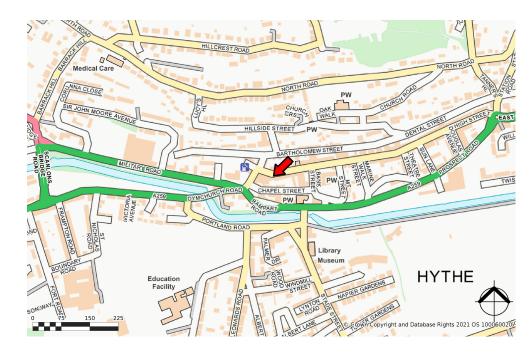
Kathreen Robertson

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VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT



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

2257/August 2021









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