

**FOR SALE – Long Leasehold**

**28 High Street  
Hythe, Kent CT21 5AT**

smith  
woolley  
chartered surveyors



**Ground Floor Retail Premises**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto: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
<b>Total</b>	<b>50.71</b>	<b>545</b>

## 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.

## Viewing

Strictly by appointment through these offices.

## For Further Information Contact:

Siobhan Wood

[siobhan.wood@smithwoolley.com](mailto:siobhan.wood@smithwoolley.com)

01233 640800

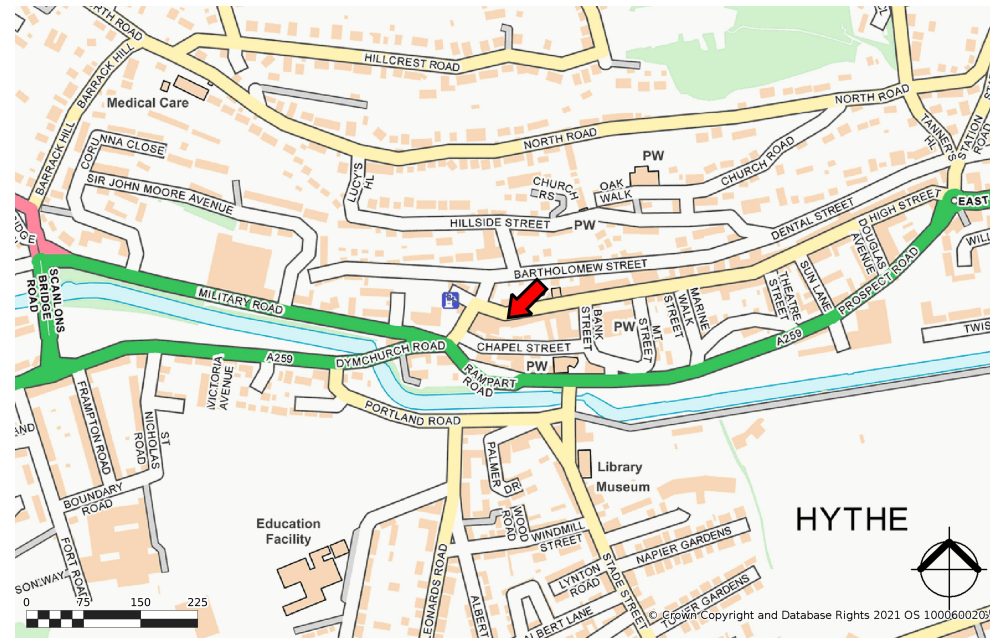
Kathreen Robertson

[kathreen.robertson@smithwoolley.com](mailto:kathreen.robertson@smithwoolley.com)

01303 226622

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

**VACANT POSSESSION UPON COMPLETION  
SUBJECT TO CONTRACT**



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

2257/August 2021

