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# HYTHE

## SOUTHAMPTON

### EXCELLENT HIGH STREET SHOP/OFFICES TO LET TOTAL APPROX 1300 SQ FT 7 & 9 HIGH STREET, HYTHE SOUTHAMPTON SO45 6AG



#### LOCATION & DESCRIPTION

Hythe is a popular town on Southampton's 'Waterside' close to the border of the New Forest and home to other retailers such as Waitrose, Boots, Superdrug, Hays Travel, Costa Coffee, Martins & Post Office. Hythe Ferry terminal is nearby, connecting to Southampton City Centre.

The pretty period property is a former Estate Agents on the High St, in two separate but connecting buildings, and while the preference is to find a single tenant, consideration will be given to dividing the two properties once again.

#### ACCOMMODATION

##### Ground floor No 7 (LHS)

Internal width 16' 4"

**Net sales area 262 sq ft**

First floor offices/kitchen/WC 206 sq ft

##### Ground floor No 9 (RHS)

Internal width 13' 4"

**Net sales area 399 sq ft**

First floor offices/kitchen/WC 342 sq ft

Attic storage 91 sq ft

#### TERMS

Held on two separate leases, for assignment without premium -

**No 7** – lease terminating 05/09/2022 with no further review at a rent of £10250 pa ex.

**No 9** – lease terminating 05/09/2022 with no further review at a rent of £14350 pa ex.

**RATES** – currently rated as a single property at RV £20750

**EPC** No 9 – D 83

#### VIEWING

By appointment with the sole agents

**Osmond Brookes –**

**Jeremy Braybrooke 023 8000 2020**

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