



BAXTER PHILIPS
020 8313 9000

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FOR SALE

- PRIME SHOP UNIT
- WITH MAISONETTE
- VACANT
- A3 POTENTIAL STPP

**101 HIGH STREET
HYTHE
CT21 5JH**

LOCATION:

Hythe is located on the southern Kent Coast close to Folkestone and Deal, and just along the coastal route from Hastings to the west. The premises are located in a prime trading location on the High Street adjacent to WH Smith, next door but one to Boots The Chemist and close to other retailers in the town including Costa, Aldi, Iceland, the major High Street Banks, Post Office and numerous independent operators. Sainsburys and Waitrose are situated just outside the High Street.

DESCRIPTION:

The property forms a vacant ground floor retail unit and vacant self contained maisonette with rear garden. The shop offers a good sized ground floor lock up unit with impressive ceiling heights, still benefiting from the original shop front and awning that have been kept in good condition by the former occupier. The property is set back allowing a modest forecourt area. The maisonette is accessed from the rear garden which can also be accessed from Dental Street.

ACCOMMODATION:

The premises afford the following approximate net internal areas.

Shop area: 74.3 sq m (800 sq ft)

ITZA: 47.85 sq m (515 sq ft)

WC

Rear garden with separate access to maisonette with first floor living room and kitchen second floor, three bedrooms and bathroom.

FREEHOLD FOR SALE:

£540,000

AGENTS NOTE:

We are advised that a planning application has been submitted to the local council for a change of use from class A1 (Retail) to A3 (restaurant). For further details please contact Folkstone & Hythe District Council

RATES

RV 2017 £11,750

UBR 2018-2019 48.0p in the £

Transitional relief/premium maybe applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

EPC:

Rating: D-78

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

COUNCIL TAX

Band A

V.A.T.:

The terms quoted exclude VAT.

VIEWING:

Strictly via sole agents:

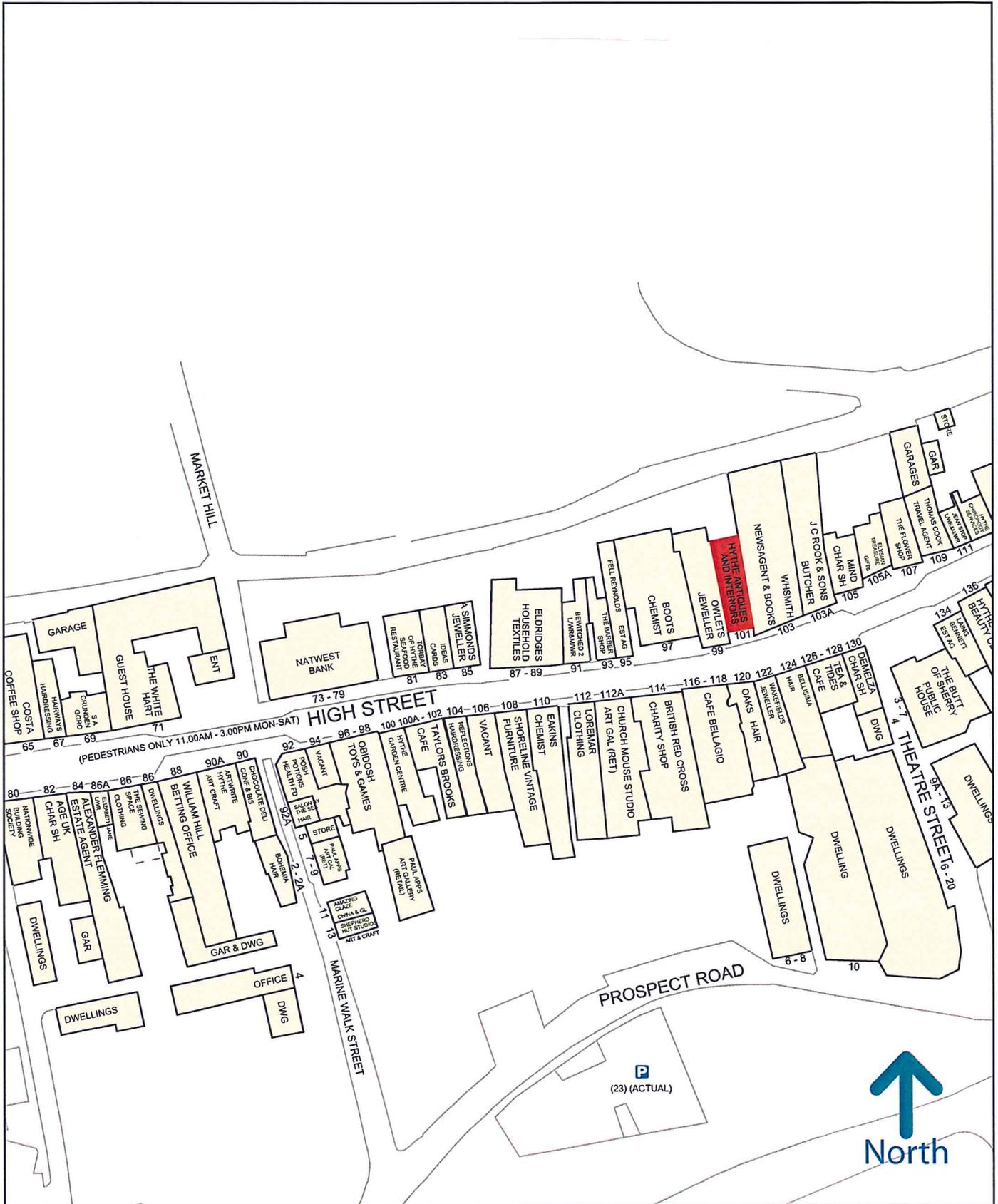
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Subject to contract

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50 metres

Experian Goad Plan Created: 18/05/2018
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