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FREEHOLD SHOP FOR SALE
HYTHE, SOUTHAMPTON
EXCELLENT VACANT SHOP
APPROX 651 SQ FT
PROMINENT TOWN CENTRE LOCATION



10 HIGH STREET
HYTHE, SOUTHAMPTON
SO45 6AH

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.

LOCATION & DESCRIPTION

Hythe is a busy 'Waitrose' town on Southampton's west side, facing Southampton Water and connected to the City via the Hythe Ferry. It is on the edge of the New Forest and other retailers in the town include Boots, Superdrug, Hays Travel, Costa Coffee, Martins, Thomas Cook & Post Office. These premises occupy a prime location in the centre of the High Street, less than 100 yards from Waitrose, and the ground floor comprises all of the shopfront painted crimson in the photo.

A period terrace building of rendered front elevations, under a pitched slate roof, in a very prominent trading position, it comprises a self contained ground floor lock up shop in good internal condition, offered with vacant possession. A separate entrance at the rear leads to the first and second floor flat in the building that has been sold off on a long lease as detailed below.

ACCOMMODATION

Ground floor retail unit –

Internal width - 14' 6"
Shop depth - 45' 10"

Total Net Area 617 sq ft

- **Kitchen 34 sq ft**
- **WC**
- **Rear access.**

TERMS

The entire building is for sale freehold. The flat has been sold off on a long ground lease, that we haven't seen yet, at a peppercorn rent, with the flat owner being responsible for a 50% contribution towards insurance and the property's maintenance, excluding the windows.

PRICE

£210,000 freehold with vacant possession of the shop, subject to the subsisting lease of the flat. As such therefore, it will not be suitable for purchase within a SIPP.

EPC: Under preparation.

RATES RV £14250

VIEWING

All viewings and further information through the sole agents -

Osmond Brookes 023 8000 2020

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