

01227 788088

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74a High Street, Hythe, Kent CT21 5AL



SELF CONTAINED FIRST FLOOR OFFICE
849 ft² (78.9 m²)
TO LET

FEATURES

- High Street location
- Completely refurbished
- New kitchen & boiler
- Close to public transport

CONTACT



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LOCATION

The office is situated in the Square on the High Street in the picturesque Cinque Port town of Hythe, close to main shops and banks with a variety of restaurants, estate agents as well as other retail users and businesses, giving a good mixed trading environment.

There are a number of pay and display car parks within close proximity to the premises as well as the main bus stop yards away in Military Road.

DESCRIPTION

The office is accessed via its own door via an internal staircase and is self-contained. The entire office has had a full redecoration, new carpets, new kitchen and new boiler. The space comprises three individual offices, staff room/kitchen, WC and store cupboard.

ACCOMMODATION

The property comprises the following approximate net internal areas:-

Area	Description	Ft ²	M ²
First Floor	Office	110.12	10.23
First Floor	Office	381.26	35.42
First Floor	Office	274.80	25.53
First Floor	Staff Room / Kitchen	82.56	7.67
First Floor	Lobby & WC		
Total		848.74	78.85

TERMS

Rent

The property is available to let on full repairing and insuring terms at an initial rent of £5,800 per annum exclusive of all other outgoings.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

The ingoing tenant to be responsible for both parties legal fees.

Business Rates

According to the Valuation Office Agency website the property's description is "Offices & Premises" and the Rateable Value is £7,700. For information regarding business rates please visit www.gov.uk.

EPC

To be assessed.

Viewing

Via Sole Agents Caxtons 01227 788088.

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