

HYTHE

126-128 HIGH STREET
CT21 5LE

LINAYS
COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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01689 875 511

FREEHOLD – VACANT SHOP/CAFÉ PREMISES PLUS FLAT LET ON AST

Location

Hythe is a coastal town in East Kent approximately 14 miles from the port of Dover, 15 miles from Ashford International Railway Station and less than 4 miles from the Euro Tunnel Terminal.

The subject property is located in a central position on the High Street at the junction with Theatre Street. Occupiers in close proximity include WHSmith, Costa Coffee, Demelza, Sue Ryder Foundation and a wide variety of independent retail and catering establishments.



Description

Comprises a mid-terrace mixed use period building arranged on ground, first and second floors. The ground floor, which is to be offered with vacant possession is currently trading as a café with kitchen and preparation facilities to the rear. The upper parts provide a three bedroom self-contained flat accessed via the rear which is currently let upon an AST (Assured Shorthold Tenancy).

Externally there is a small yard area with shared access and storage unit. We are advised that the building is Grade II listed.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor:	(offered with vacant possession)	
Internal Width:	23'3"	7.09m
Sales Depth:	19'6"	5.49m
Sales Area:	345 sq.ft	32.05 sq.m
Kitchen:	153 sq.ft	14.29 sq.m
Ladies/Gents WC's:	-	-

1st & 2nd Floor Flat:

Lounge, kitchen, three bedrooms and bathroom. Currently sublet upon an Assured Shorthold Tenancy producing £800 per calendar month (£9,600 pax).

Price & Tenancy	Commercial Energy Performance Certificate				
<p>The ground floor shop/café property is to be offered with vacant possession</p> <p>The first and second floor residential unit is currently sublet upon an AST at a rental of £9,600 per annum exclusive.</p> <p>Price - £250,000 (Two Hundred and Fifty Thousand Pounds), subject to the existing Shorthold Tenancy upon the residential upper part.</p>	<p>Taboos Tea Rooms 126-128 High Street HYTHE CT21 5LE</p> <div data-bbox="1248 264 1428 475" style="border: 1px solid black; padding: 5px; text-align: center;"> D </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Valid until 24 November 2023</td> <td style="width: 50%;">Certificate number 9950-3079-0179-0490-0125</td> </tr> </table> <p>128a High Street HYTHE CT21 5LE</p> <div data-bbox="1264 601 1428 792" style="border: 1px solid black; padding: 5px; text-align: center;"> D </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Valid until 19 September 2031</td> <td style="width: 50%;">Certificate number 0010-2900-7010-2029-2531</td> </tr> </table>	Valid until 24 November 2023	Certificate number 9950-3079-0179-0490-0125	Valid until 19 September 2031	Certificate number 0010-2900-7010-2029-2531
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<h2>Rating Assessment</h2>					
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,840.30 (2024/25 assessment)</p> <p>Council Tax Band – B.</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>					
<h2>VAT</h2>					
<p>We have been advised by our clients that they have elected not to charge VAT and thus under current Legislation VAT is not payable upon the rental or sale price.</p>					
<h2>Viewings</h2>					
<p>Available by prior appointment with Linays Commercial Limited.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1003 1436 1297 1647" style="text-align: center;">  <p>LINAYS COMMERCIAL www.linays.co.uk 01689 875 511</p> </div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: left;"> Contact: Adrian Tutchings </td> <td style="width: 50%; text-align: left;"> Email: commercialproperty@linays.co.uk </td> </tr> </table>	Contact: Adrian Tutchings	Email: commercialproperty@linays.co.uk		
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