

HYTHE

126-128 HIGH STREET
CT21 5LE

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FREEHOLD SALE - COMMERCIAL AND RESIDENTIAL INVESTMENT

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.

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

The property comprises a mid-terrace mixed use period building arranged on ground, first and second floors. The ground floor comprises of a café with kitchen and preparation facilities to the rear.

The upper parts provide a three bedroom self-contained flat accessed via the rear.

Externally there is a small yard area with shared access.

The building we are advised is Grade II listed.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor:

Internal Width:	23'3"	7.09m
Sales Depth:	19'6"	5.49m
Sales Area:	388 sq.ft	36.05 sq.m
Ancillary/Kitchen:	225 sq.ft	20.90 sq.m

1st & 2nd Floor

Lounge, kitchen, three bedrooms and bathroom.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property.

Price & Tenancies

The entire property is let upon a Full Repairing and Insuring lease for a term of 10 years from 6th May 2015 expiring on 5th May 2025. The current rent is **£16,500 (Sixteen Thousand Five Hundred Pounds)** per annum, payable monthly in advance.

Guide Price - £320,000 (Three Hundred and Twenty Thousand Pounds), subject to the existing lease granted.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,066.20 (2022/23 assessment) Council Tax Band – B.

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Commercial Energy Performance Certificate

Taboos Tea Rooms
126-128 High Street
HYTHE
CT21 5LE

Energy rating

D

Valid until
24 November 2023

Certificate number
9950-3079-0179-0490-0125

128a High Street
HYTHE
CT21 5LE

Energy rating

D

Valid until
19 September 2031

Certificate number
0010-2900-7010-2029-2531

VAT

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.

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
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