



49 High Street, Hythe, Kent CT21 5AD



**2 ALBERT ROAD,
HYTHE**

**£115,000 Freehold
No Onward Chain**

A rare opportunity to acquire a freehold commercial premises situated in a good location just south of the Royal Military Canal. The property enjoys a generous frontage to the road and offers circa 705 sq ft of versatile internal space including the shop front, offices, kitchenette, cloakroom and stores. EPC E



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**2 Albert Road
Hythe
CT21 6BP**

**Shop Front With Window Display to Albert Road, Office,
Work Room, Workshop, Kitchenette,
External Storeroom with W.C.**

DESCRIPTION

A unique opportunity to acquire a detached freehold commercial premises, close to the town centre, within The Golden Triangle . The premises comprises a shop area with a window display of almost 19 feet to Albert Road, an internal office area, kitchenette, workshop, workroom and an external storeroom incorporating a w.c.. The property is thought suitable for a variety of uses.

With circa 705 sq ft of internal space, there may be some potential to repurpose the premises to create a unique single storey dwelling in a much sought after residential location. This would of course be subject to all necessary consents and approvals being obtained from the relevant authorities.

SITUATION

Albert Road is a particularly sought after location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at The Lazy Shack on Fisherman s Beach or in style at Waterfront Restaurant) and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West).

(All distances are approximate.)

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The accommodation comprises:

SHOP

Entered via a timber and glass panelled door, windows to front, brick built fireplace, access to loft space, opening through to office, radiator, door through to:-

KITCHENETTE

Stainless steel sink and drainer unit with tap and hot water heater over, doors to:-

OFFICE

Opening through to shop, radiator.

WORKROOM

Fitted worksurface, radiator, timber panelled stable door to rear, door to:-

WORKSHOP

Wall mounted gas boiler (currently disconnected), high level obscure glazed window, timber panelled door to front.

REAR STORE/CLOAKROOM

Accessed from the side rear walkway. Close coupled WC, wall hung wash basin, shelving.

EPC Rating E

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



Albert Road, Hythe, CT21

Approximate Gross Internal Area = 65.5 sq m / 705 sq ft

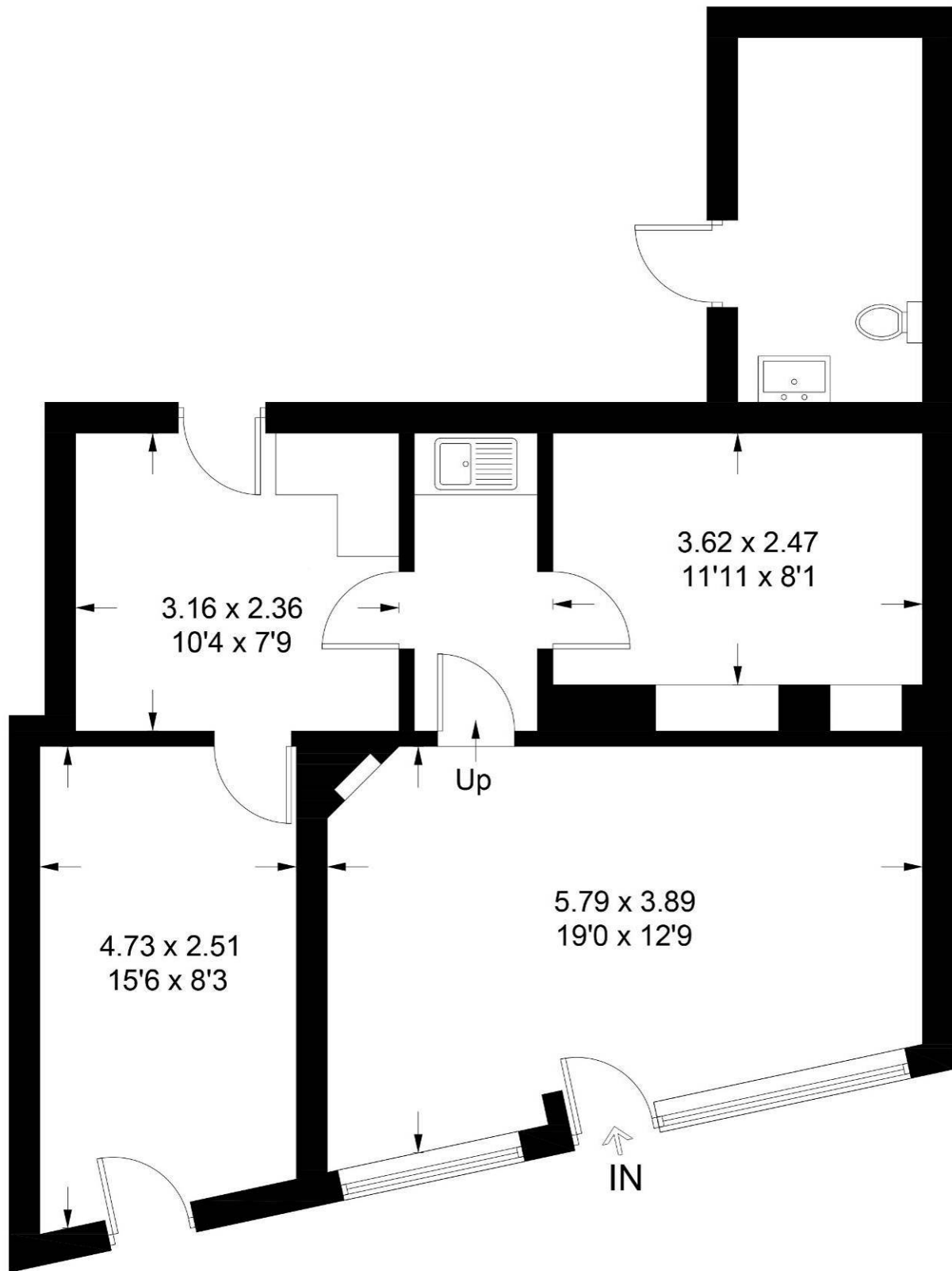


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