



## 11-13 HIGH STREET

**£2,000 per month**

An opportunity to rent a prominent retail shop / office totalling 2000 sq ft in the heart of Hythe High Street with basement storage and a first floor staff room.

Contact Motis Estates on 01303 212020 or [commercial@motis-estates.com](mailto:commercial@motis-estates.com) for more information.



## Moving with Motis



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# 11-13 High Street CT21 5AD

## Retail Shop, Office Fit Out , Basement for Storage , High Street Position

### Description

Motis Estates are proud to offer a prominent retail shop / office in the heart of Hythe High Street. The property has a retail shop with storage of approx 2,000 sq ft.

The property has a double glazed frontage with a large window space. The property benefits from LED Lighting within a suspended ceiling and air conditioning. The property has been finished to a good condition and is carpeted throughout.

There are two separate offices and a meeting room on the ground floor. There is the benefit of a basement which is ideal for storage and a first floor which has a staff room with kitchen facilities and separate w.c for male and females.

Situated on the High Street, there are numerous retail outlets such as WH Smiths, Boots, Iceland and several independent shops all in the vicinity in the picturesque Cinque Port Town of Hythe, approximately 4 miles from the Channel Tunnel terminal and Folkestone. The town centre offers a range of Multiple Retailers and banks and enjoys a wide variety of retail outlets and businesses giving a good mixed trading environment. Sandling mainline railway station, the M20 motorway and Ports of Dover and Folkestone are also easily accessed by car.

Basement: 51 sq m  
Ground: 112 sq m  
First: 22 sq m  
Total: 185 sq m (2001 sq ft)

Energy Performance Certificate: TBC

Services: Water, Drainage and Electric (Motis Estates are under the instruction that tenants will need to find their own supplier).

Use: E Class Legal Fees - The tenant is to be responsible for landlord's reasonable legal costs for the preparation of a new lease.

Terms - The rental is £24,000 per annum (plus VAT) with a Full Repairing and Insuring Lease.

Business Rates - Folkestone & Hythe District Council 01303 850388 verbally advise a Rateable Value - £21,500

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone by calling 01303 212020 or e-mailing [commercial@motis-estates.com](mailto:commercial@motis-estates.com)

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

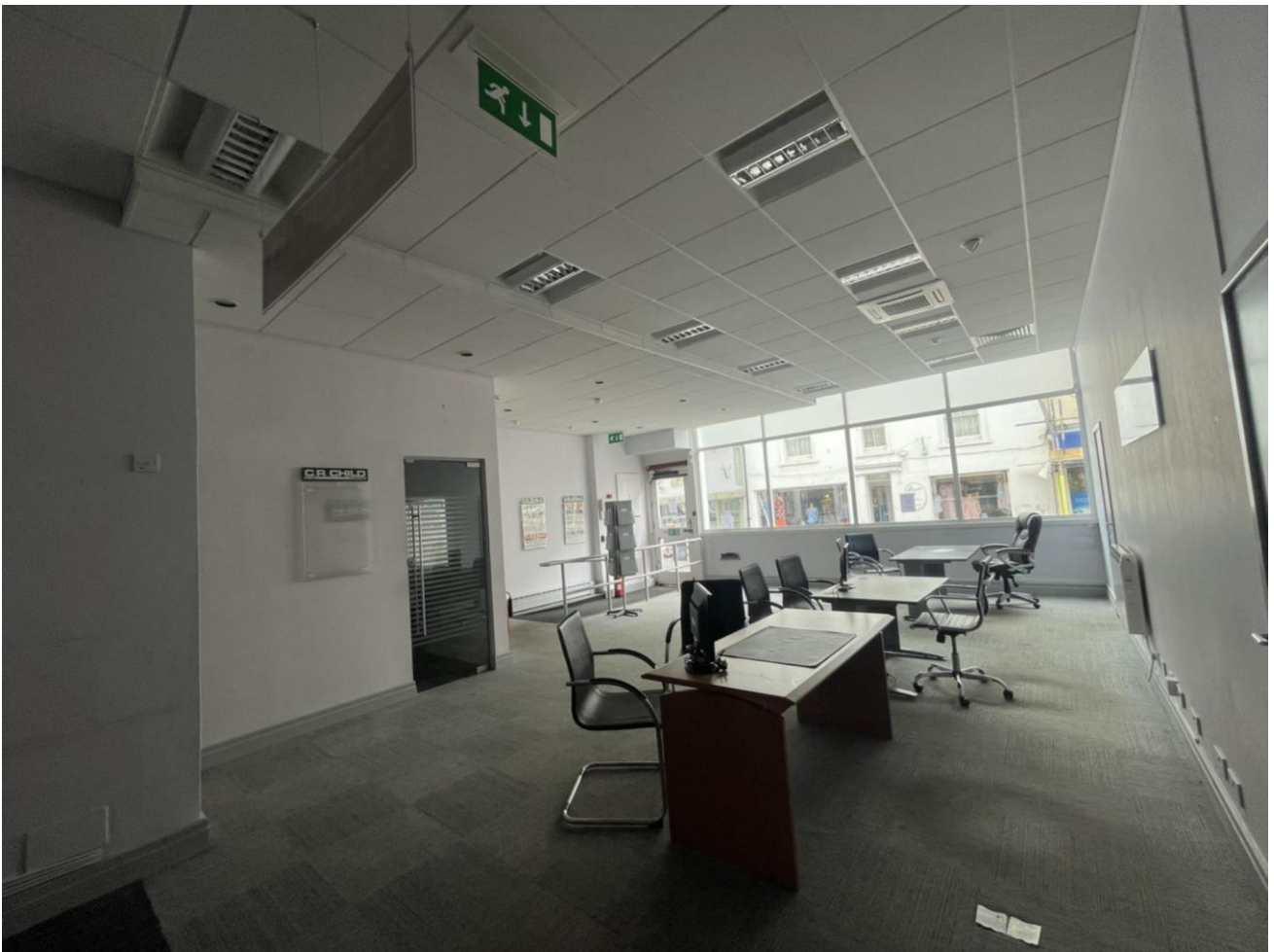
**Postcode** CT21 5AD

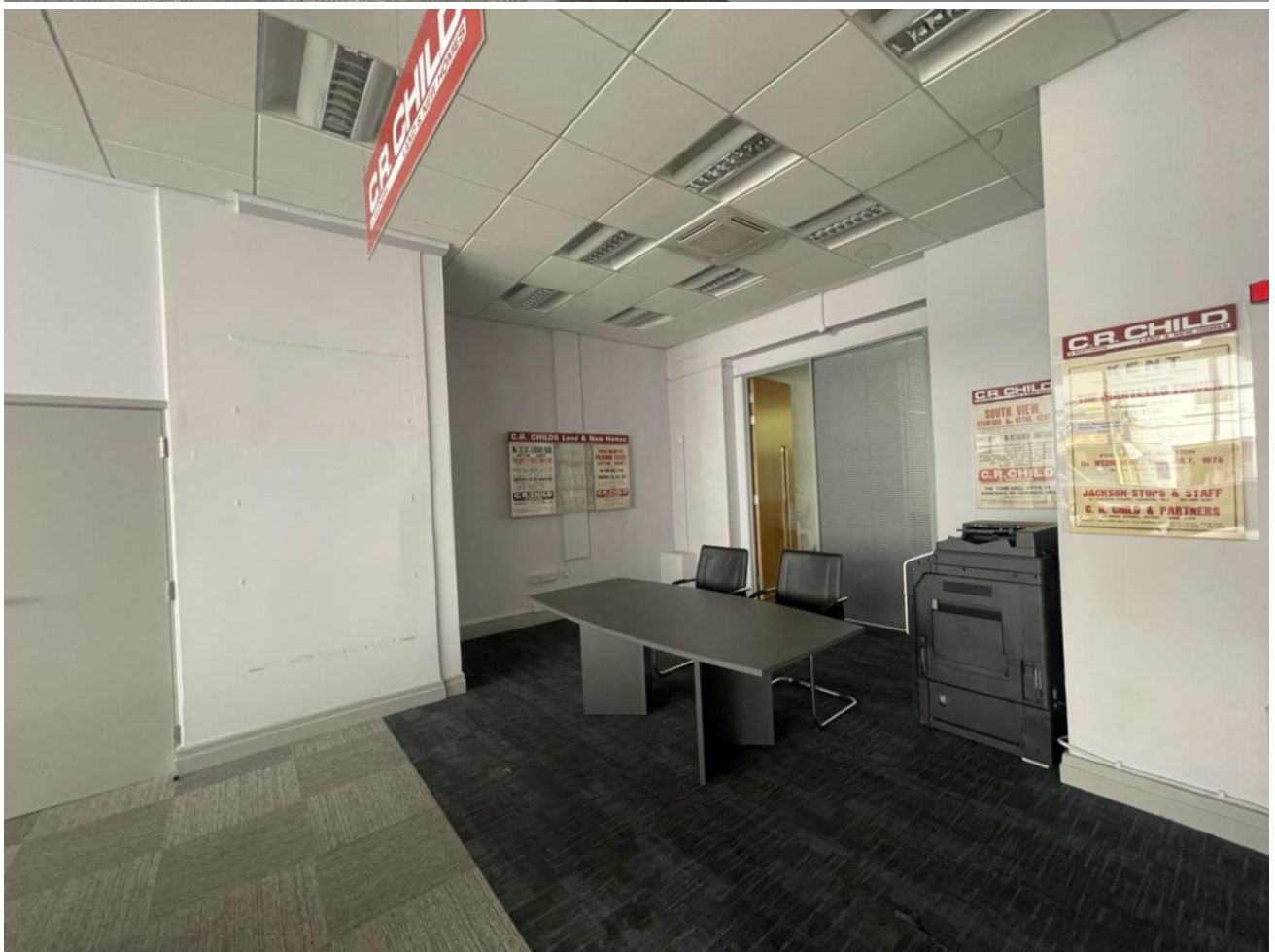
**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005705

### Opening Hours:

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 3.00

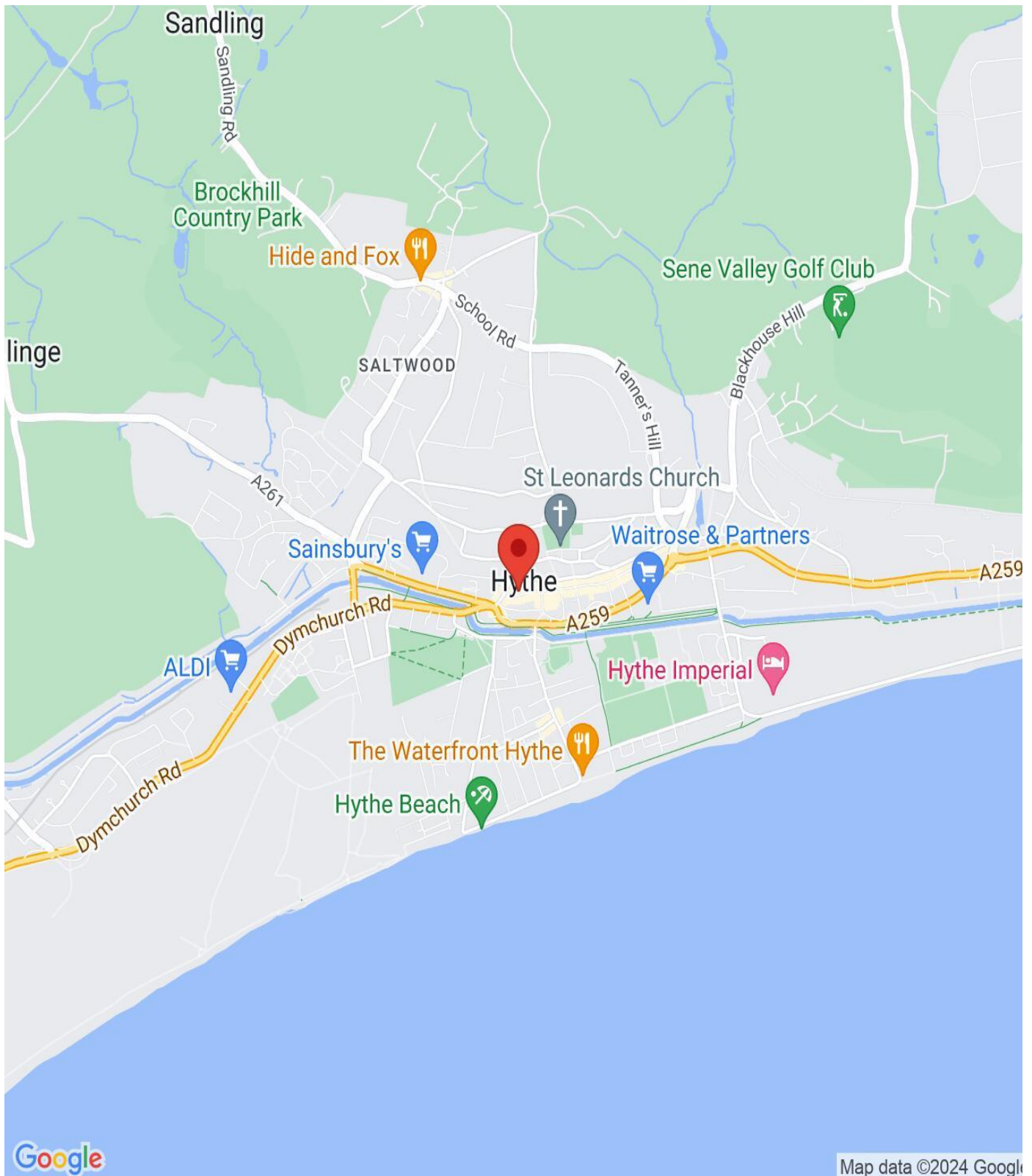












**IMPORTANT NOTICE**

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.