



## 10 HIGH STREET, HYTHE

**£1,250 per month**

### SHOP with 2 BEDROOM FLAT

An opportunity to rent a shop of 345 sq ft with a basement for storage and a 2 bedroom flat with both a garden and a roof terrace in Hythe. The property is also eligible for Small Business Rates Relief.

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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# 10 High Street CT21 5AT

## Retail Shop with 2 Bed Flat , Garden and Roof Terrace , High Street Address

### Description

Motis Estates are proud to offer a shop and a 2 Bedroom Flat on the edge of Hythe High Street. The property has a retail shop with storage of 345 sq ft, a 2 bedroom flat totalling 871 sq ft with a yard and a roof terrace.

The property has a double glazed frontage, the property benefits from LED Lighting within a plasterboard ceiling. There is also a gas central heating system. To the rear, there is a kitchen area and w.c. There is also a basement ideal for storage, there is limited head height. There is a small yard area which leads to Hythe High Street.

Situated on the edge of 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.

Retail: 32 sq m

Flat: 87 sq m

Total: 119 sq m (1280 sq ft)

There is also a 2 bedroom flat which consists of an open plan living room/ kitchen and bathroom. On the second floor, there are two bedrooms with an outside terrace which has artificial grass.

Energy Performance Certificate: The property has an EPC of D (92) valid until May 2033.

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 £15,000 per annum (no VAT) - £1,250 (no VAT) per month with a Full Repairing and Insuring Lease.

Business Rates - Folkestone & Hythe District Council 01303 850388 verbally advise a Rateable Value - £4,950. It is understood that there may be small business relief in respect of the rates payable and applicants should make their own enquiries of the local authority.

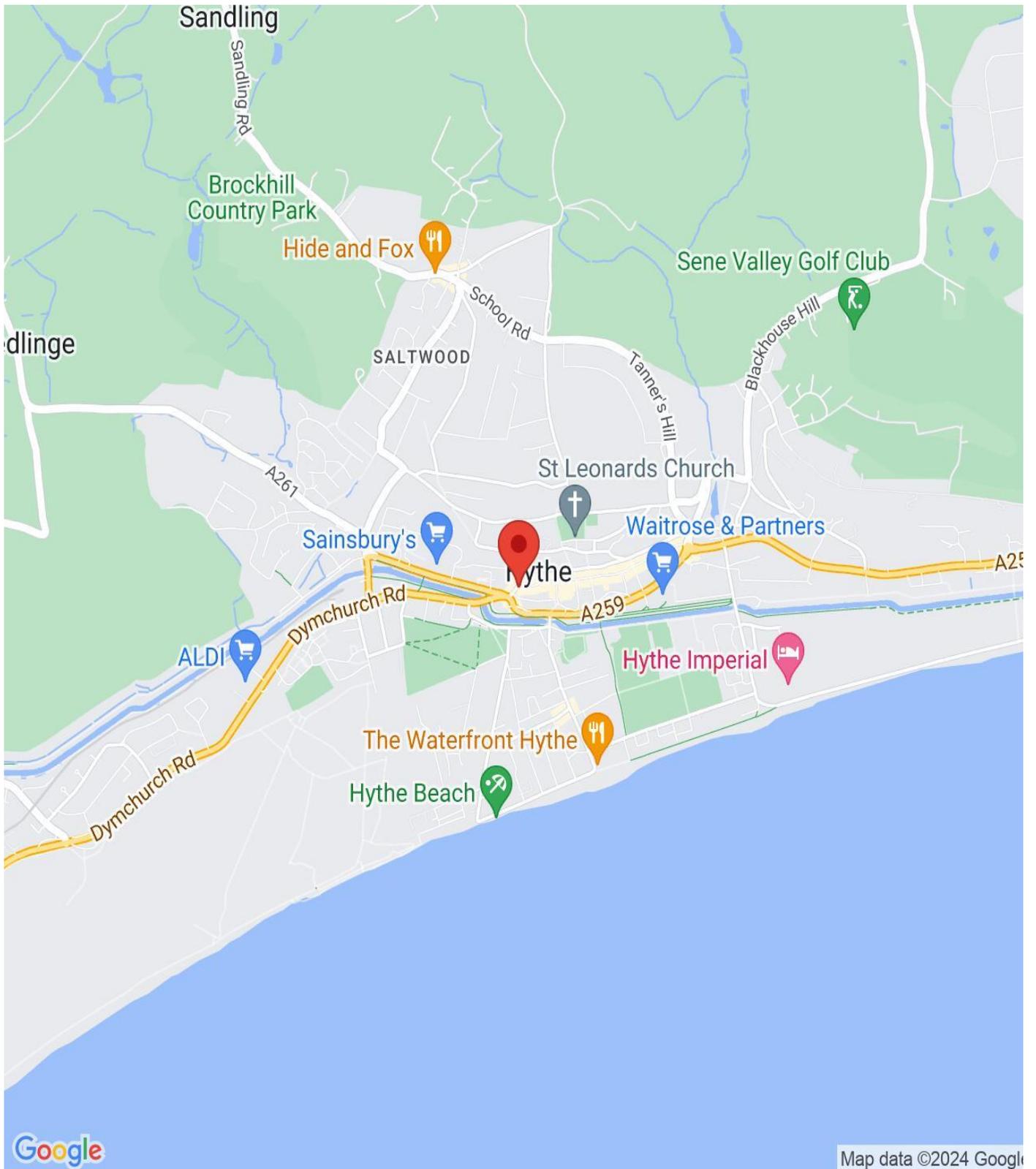
Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone by calling 01303 212020 or e-mailing [commercial@motis-estates.com](mailto:commercial@motis-estates.com)

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









**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.