



## ADJ, 18 PROSPECT ROAD, HYTHE

**£800 per month**

SHOP/CAFE/RESTAURANT with fixtures and fittings. An opportunity to rent a shop/cafe of 450 sq ft with outdoor seating on a busy road 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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# Adj, 18 Prospect Road Hythe CT21 5NH

## Description

Motis Estates are proud to offer a shop and a cafe/restaurant on the edge of Hythe Town Centre. The property can be a cafe/restaurant or shop and is ideally located on the main road opposite Waitrose. The property has a double glazed frontage, the property benefits from LED Lighting within a plasterboard ceiling. There is air conditioning and benefits from being on two floors.

The property has been finished to a good standard with reclaimed wood on the flooring and around the property with a counter and prep area. To the rear, there is a w.c. On the first floor, there is additional seating for approx 15 covers. Externally, there are a further 10 covers under a canopy.

All catering equipment and fixtures and fittings are included (apart from the pizza oven)

Situated on the edge of the High Street opposite Waitrose, 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.

Ground: 22.4 sq m

First: 20.4 sq m

Total: 42.8 sq m (450 sq ft)

Energy Performance Certificate: The property has an EPC of D (97) valid until October 2031.

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 £9,600 per annum (no VAT) - £800.00 (no VAT) per month with a Full Repairing and Insuring Lease.

Business Rates - Folkestone & Hythe District Council 01303 850388 verbally advise a Rateable Value - £3,000. 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).

**Postcode** CT21 5NH

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_006261

## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



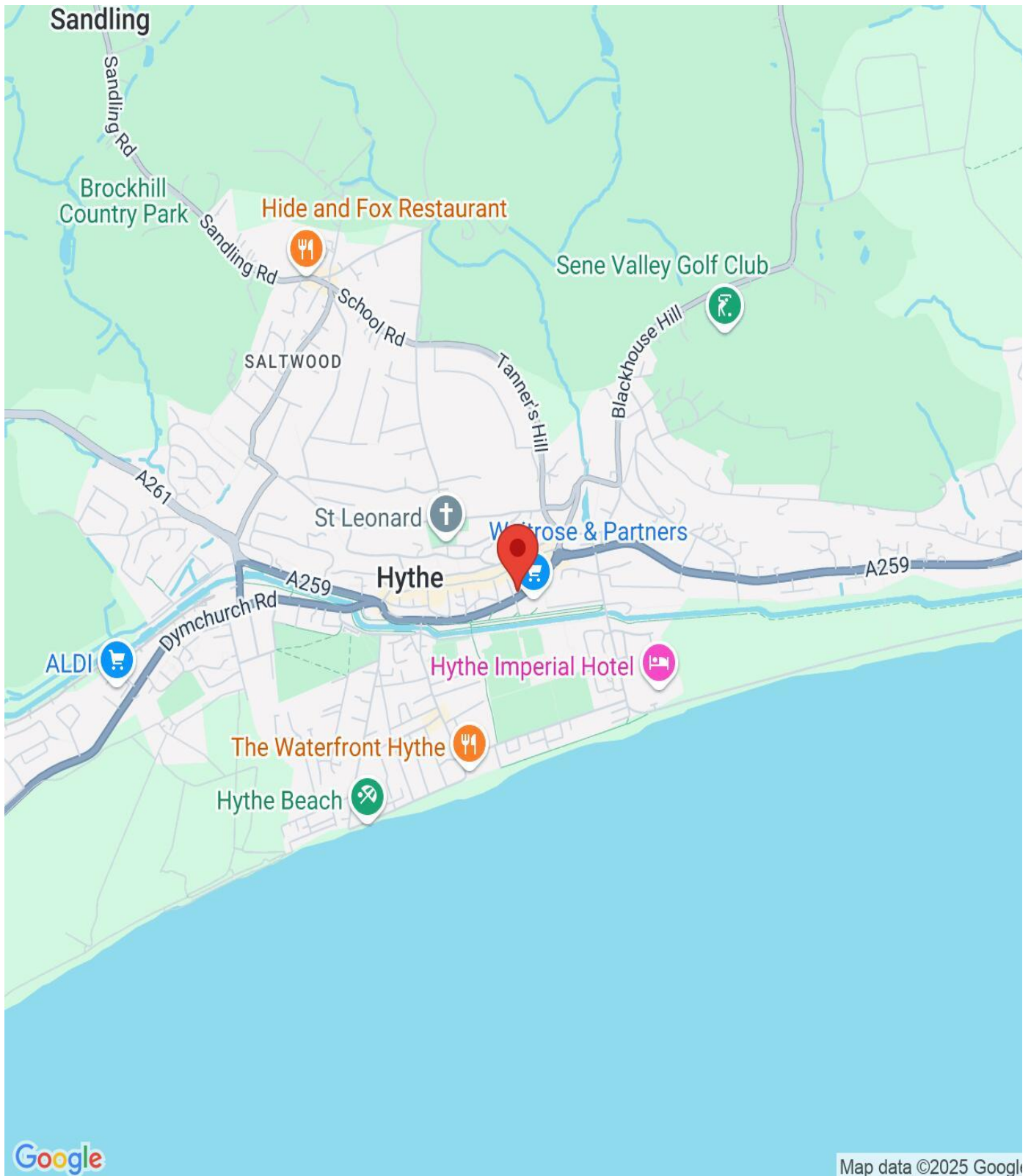












**IMPORTANT NOTICE**

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.