

LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



**76 HIGH STREET,
HYTHE**

£425,000 Freehold

In a prime trading position on Hythe's thriving High Street, a three storey freehold property totalling approx. 2244 sq ft comprising ground floor retail premises with storage, kitchen and cloakroom and the potential to reinstate a first (currently showroom) and second floor (currently storage) 2-3 bedroom maisonette (subject to all relevant permissions). EPC tbc



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76 High Street, Hythe CT21 5AL

**Ground floor: Front & Rear Showrooms, Store Room, Kitchenette,
Cloakroom and Mezzanine Storeroom, Courtyard Garden
First & Second Floors: Front & Rear Showrooms, Kitchen, Shower Room,
Two Attic Store Rooms**

DESCRIPTION

This distinctive double fronted period property is ideally situated in the heart of Hythe's bustling High Street. The property boasts a wide frontage to the High Street with a central entrance flanked by large floor to ceiling glazed display windows beyond which are two adjoining retail spaces served by a storeroom, kitchenette, cloakroom and an additional mezzanine floor providing additional storage.

The first and second floors were previously arranged as a self contained maisonette and whilst currently incorporated into the retail premises, could easily be reinstated as self contained maisonette with two three bedrooms, a generous living space and a kitchen and shower room (both of which are already in situ. Naturally all necessary consents and approvals would need to be sought and obtained.

The building has a total floor space of circa 2244 square feet of which the main retail space and associated areas totals circa 992 square feet.

The property is to be sold with vacant possession as the current tenants have served notice.

SITUATION

The property is situated in the heart of the thriving High Street surrounded by independent retailers, restaurants, cafes and public houses. The town also benefits from some larger retailers including supermarkets such as Waitrose and Sainsburys, Boots, TG Jones and Costa.

Hythe is one of the Cinque Port Towns and enjoys a rich history with the Royal Military Canal stretching through the town providing tranquil walks into the nearby countryside or crossing over it to the south side, pretty walkways lead to the long stretches of unspoilt shingle beaches and the Victorian promenade.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.) There are good bus services to nearby Folkestone and in the opposite direction, The Romney Marsh.



The accommodation comprises:

SHOWROOM 1

Entered via a timber and glazed door with glazed fanlight over, glazed double bay display windows to front, a generous space with access to inner hallway and with a step down to:

SHOWROOM 2

With roof light and French doors opening onto the **Courtyard**, door to staircase leading to a separate rear **first floor store room** with windows to rear and side.

INNER HALLWAY

Door to front lobby leading to secondary entrance to High Street, staircase to first floor, door to:

STOREROOM

Door to courtyard, open through to:

KITCHENETTE

Stainless steel sink with drainer unit and cupboards beneath, worksurface, window to side, door to:

CLOAKROOM

Low level WC, wall hung wash basin, window to side.

FIRST FLOOR

Split level, stairs continuing to second floor, doors to:

SHOWER ROOM

Pedestal wash basin, low-level WC, plumbing for shower, obscure double glazed window, radiator.

SHOW ROOM/SITTING ROOM

Attractive painted timber fireplace surround, painted cast iron fireplace, pair of sash windows to front, two radiators, door to kitchen, open though to:

SHOWROOM/DINING ROOM

Painted timber fireplace, double glazed window to rear.

KITCHEN

Wall mounted Ideal Logic gas combination boiler, work surface inset with stainless steel sink and drainer with mixer tap, tiled splashback, sash window to rear, radiator.

SECOND FLOOR LANDING

Sash window to rear, door to:

INNER HALLWAY

Access to storage cupboard, doors to:

STORE ROOM/BEDROOM 1

Double glazed window to rear.

STORE ROOM/BEDROOM 2

Sash window to front.

EPC Rating Band TBC

VIEWING

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

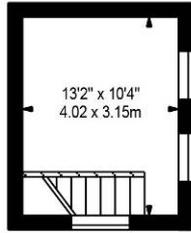
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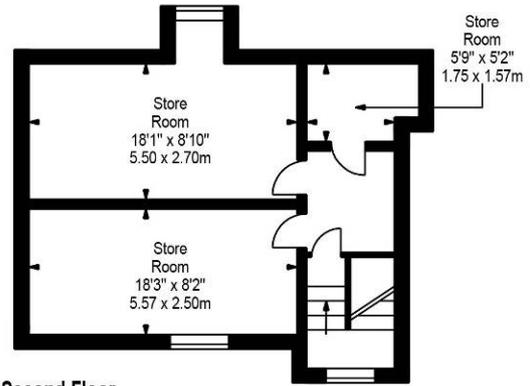


High Street, Hythe

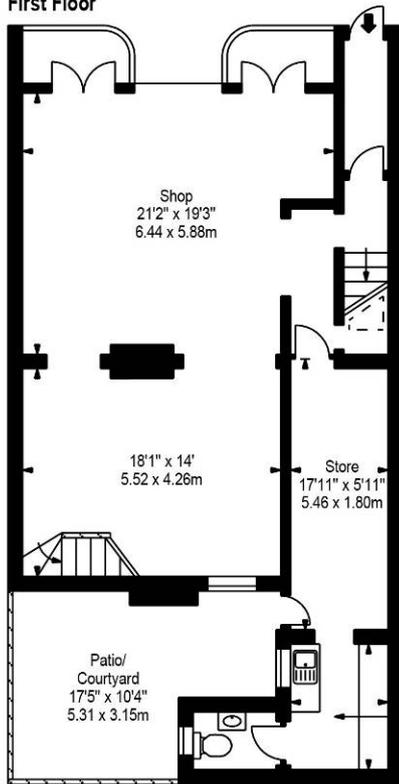
Approximate Gross Internal Area :-
 Ground Floor :- 92.16 sq m / 992 sq ft
 First Floor :- 71.63 sq m / 771 sq ft
 Second Floor :- 44.68 sq m / 481 sq ft
 Total :- 208.47 sq m / 2244 sq ft



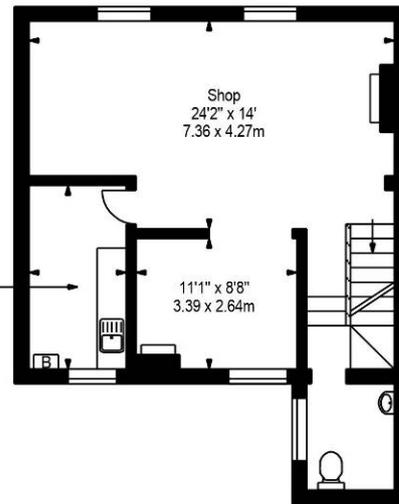
First Floor



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanettk.com

Notes