



## 109 HIGH STREET

**£766 per month**

An opportunity to rent a prominent shop of 791 sq ft in the heart of Hythe High Street with parking at the rear and a single garage ideal for storage. The property is also eligible for Small Business Rates Relief.

Contact Motis Estates on 01303 212020 or commercial@motis-estates.com for more information.



# 109 High Street CT21 5JH

## Description

Motis Estates are proud to offer a prominent retail shop in the heart of Hythe High Street. The property benefits from LED Lighting within a suspended ceiling, Air Conditioning and Intruder Alarm System with CCTV. The retail area is carpeted with racking on one side. To the rear, there is a store with the possibility of a kitchen area. There is also a w.c to the rear with an access to the parking area.

Situated on the High Street opposite a popular public house, with 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.

Zone A 32.3 sq m  
Zone B 24.3 sq m  
Storage 17 sq m  
Total 73.6 sq m (791 sq ft)

We understand there is also a single garage with timber double doors with wooden storage racking.

There is parking for one car at the rear.

Energy Performance Certificate: 46 (B) - Full EPC available upon request.

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

Use: A1/A2

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 £9,200 per annum (£766 per calendar month).

Business Rates - Folkestone & Hythe District Council 01303 850388 verbally advise a Rateable Value - £10,250 pa The rate in the pound for the financial year 2020/2021 is 49.9p with equivalent Rates Payable - £5,114.75 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. There are currently no rates payable until April 2021.

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 5JH

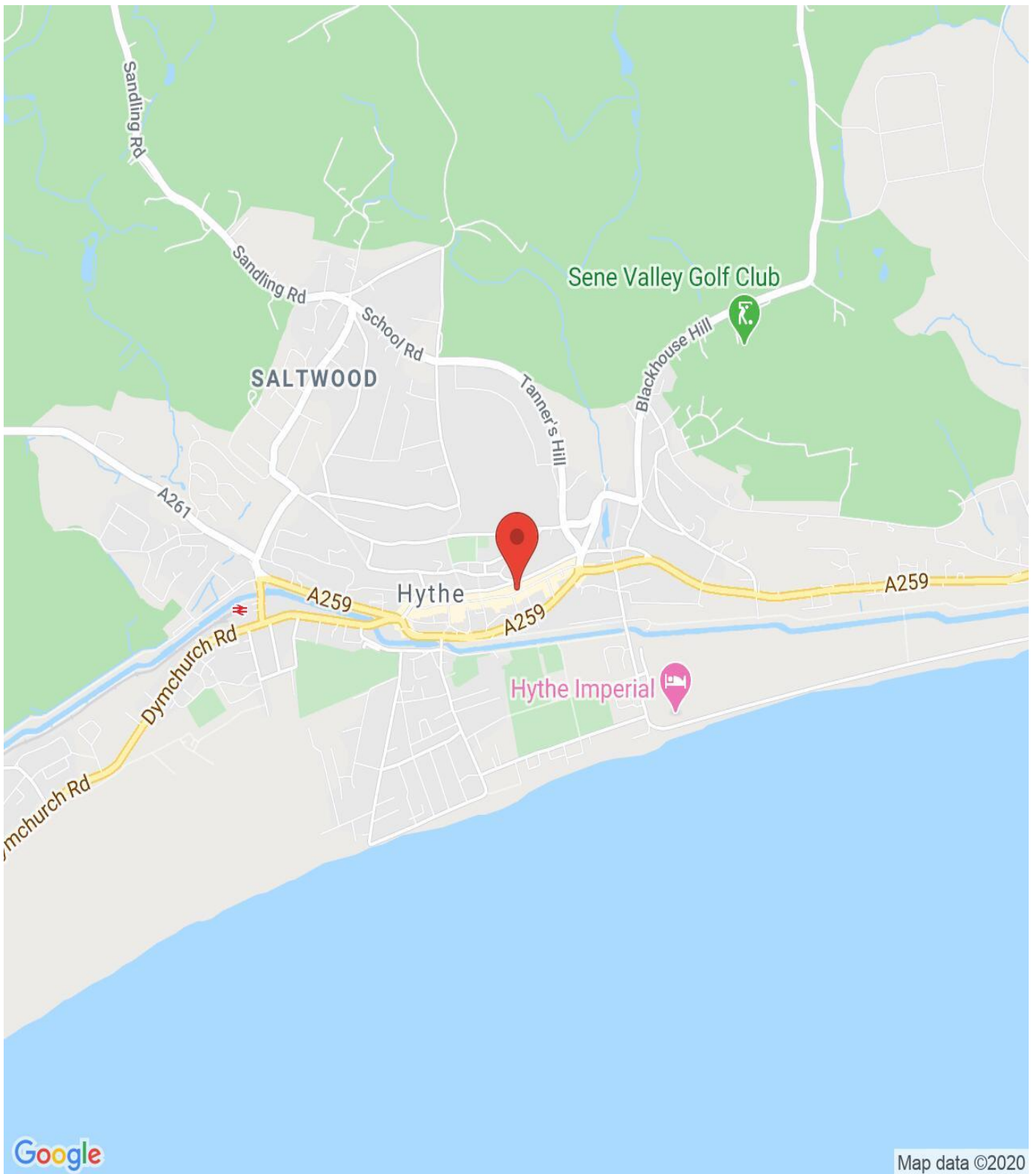
**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_003905

### 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.