



162 HIGH STREET, HYTHE

GUIDE: £140,000

Freehold Investment for sale.

The ground floor premises is currently let for a term of 10 years from 1st June 2023 at a rent of £800 per month £150 per annum ground rent from Residential Flats,

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



162 High Street CT21 5JR

**Freehold Investment , Retail Shop and Upper Parts Ground Rent
£9,750 per annum**

Description

Motis Estates are proud to offer a Freehold Investment in the heart of Hythe High Street. The investment is currently occupied and will be sold with tenants in situ. 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.

The investment consists of a ground floor café/bakery premises with a rear kitchen. The retail area has a part-tiled and part timber floor. To the rear of the premises is a store, kitchen and WC facilities.

We understand the premises has approximately 16 covers.

The ground floor premises is currently let for a term of 10 years from 1st June 2023 at a rent of £800 per month. There is a rent review in 2028. Lease available upon request.

£150 per annum ground rent from 2xResidential Flats

Accommodation

Ground Floor

Retail Area: 40.1 sq m
Rear Office: 13.7 sq m
Kitchen: 5.2 sq m
Total: 59 sq m (634 sq ft)

Energy Performance Certificate: The property has the following EPC ratings: The premises has a current energy efficient rating of 45 (Band B) valid until October 2035. Full EPC recommendation report and certificate are available on request.

Services: Water, Gas, Drainage and Electric

Use: E Class Price: £140,000 (no VAT)

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone by calling 01303 212020 or e-mailing kris.foster@motis-estates.com

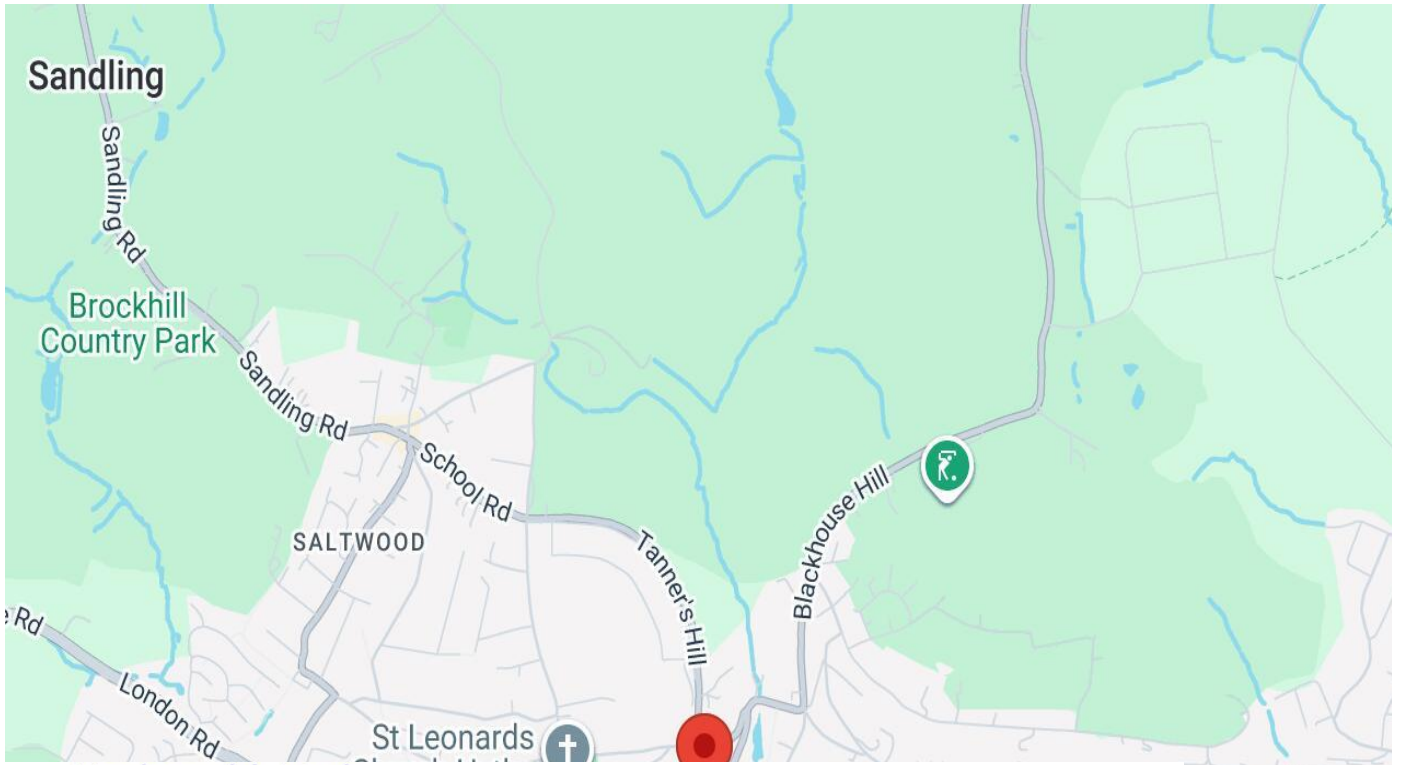
SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

Tenure Freehold

Postcode CT21 5JR

Viewings Strictly by appointment only -
Property Reference MOTIS_009797





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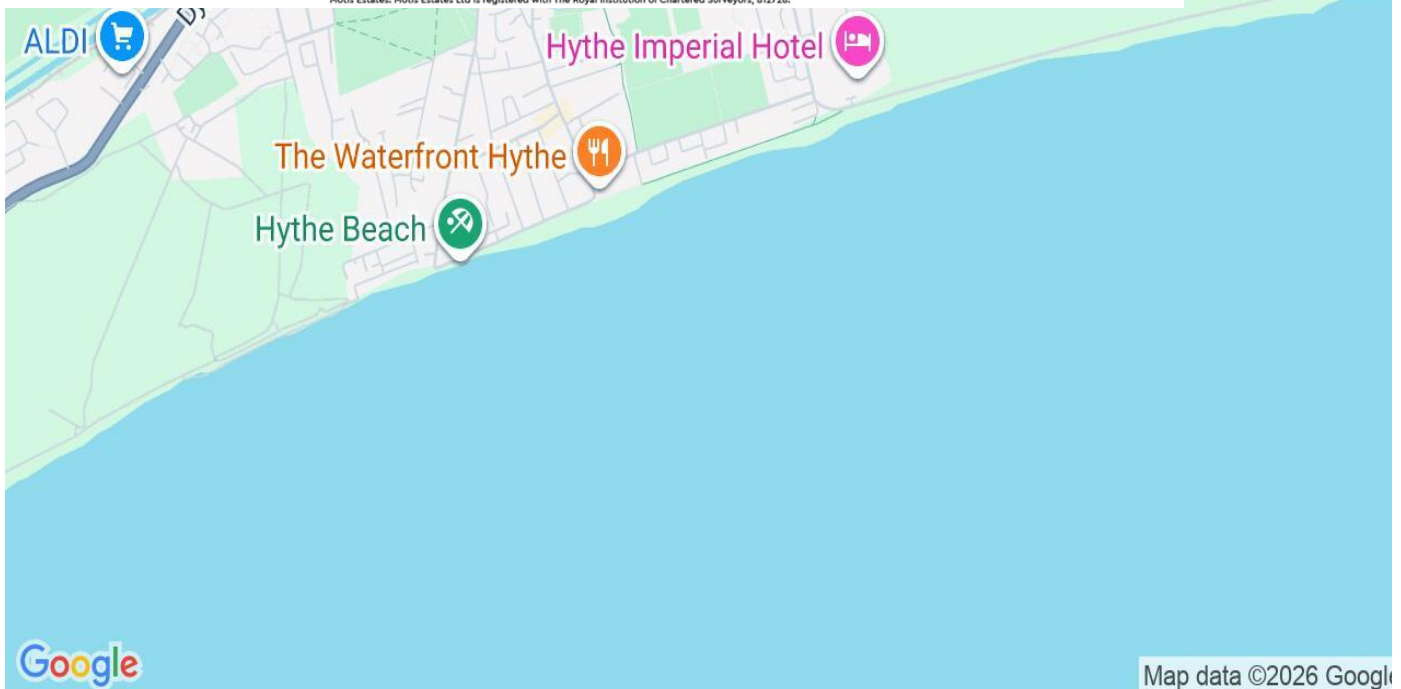
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IMPORTANT NOTICE

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.