

# SWAN HOTEL

59 HIGH STREET, HYTHE, CT21 5AD

FREEHOLD PUBLIC HOUSE AND HOTEL INVESTMENT



savills



## HIGHLIGHTS INCLUDE:

- Freehold public house and hotel investment
- Entire property let to Patels Group Ltd
- Property arranged over three levels extending to 7,304 Sq Ft (679 Sq M)
- Site extending to 0.15 acres
- Nine en-suite letting rooms
- Current rent of £70,620 per annum
- Lease expires October 2040
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- We are instructed to invite offers in excess of £710,000 (9.44% NIY)
- Business unaffected by sale

## LOCATION

Located in the seaside town of Hythe in the county of Kent, 5.0 miles (8.0 kilometres) west of Folkestone and 19.0 miles (30.6 kilometres) south of Canterbury.

The Swan Hotel is situated fronting High Street in a mixed-use area, which is a short distance from Prospect Road where operators such as The White Hart, The Three Mariners, The Hythe Bay Seafood Restaurant and Caffè Nero are located.

## LINKS

BIRDS EYE VIEW



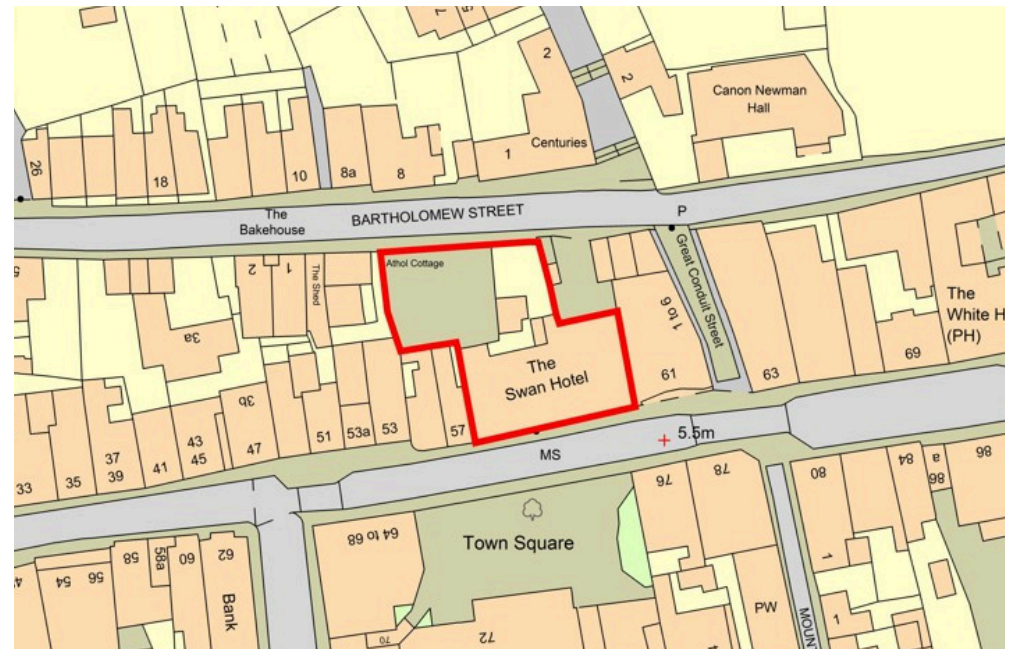
GOOGLE STREET VIEW



DRONE VIDEO



VIRTUAL TOUR



## DESCRIPTION

The property comprises the ground, first and second floors of a three storey mid-terrace building with exposed brick elevations beneath a pitched and hipped roof.

## ACCOMMODATION

**Ground Floor** The ground floor provides an open plan trading area with central bar servery and seating on loose tables, chairs and stools for 34 customers. To the rear is a restaurant area with a separate bar servery and further seating on tables and chairs for 34 customers. Ancillary areas include a trade kitchen, customer WC's, cellar and stores.

**First Floor** The first floor provides nine en-suite letting rooms and auxiliary facilities including laundry room and office.

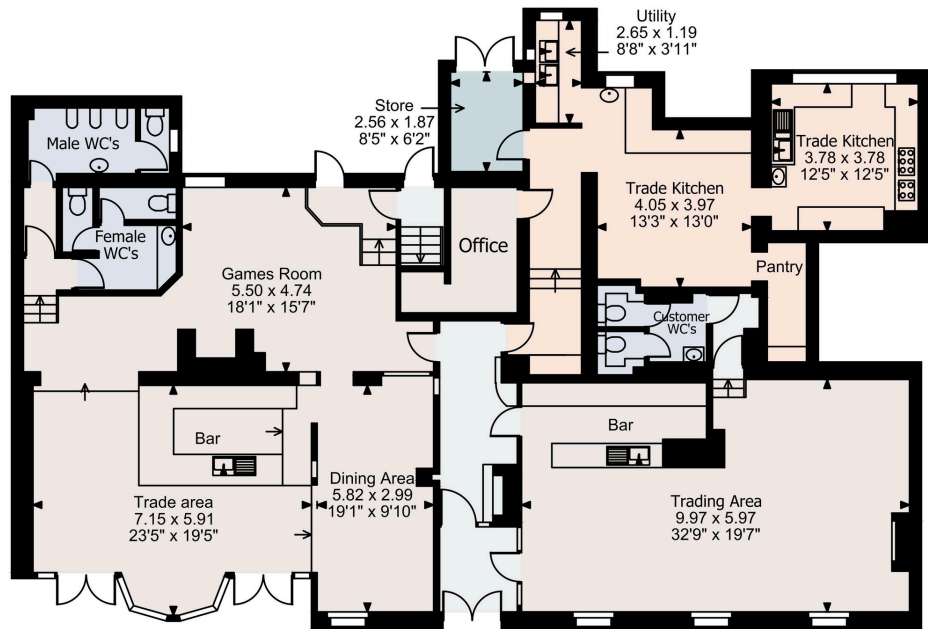
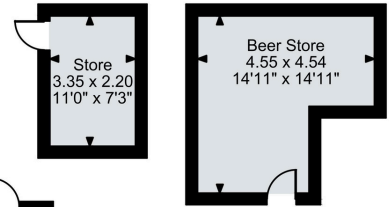
**Second Floor** The second floor provides staff accommodation comprising six bedrooms.

**Externally** There is parking to the rear for 7 vehicles.

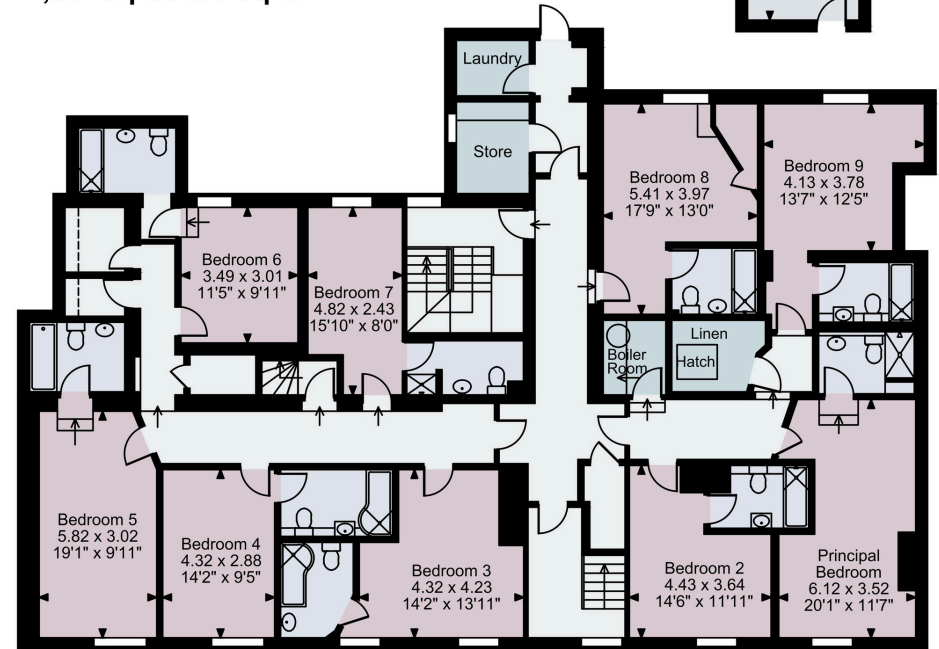


# FLOOR PLANS

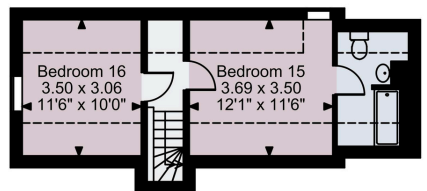
**Swan Hotel, High Street, Hythe**  
**Ground Floor gross internal area = 2,908 sq ft / 270 sq m**  
**First Floor gross internal area = 3,080 sq ft / 286 sq m**  
**Second Floor gross internal area = 1,055 sq ft / 98 sq m**  
**Store and Beer Store gross internal area = 261 sq ft / 24 sq m**  
**Total gross internal area = 7,304 sq ft / 679 sq m**



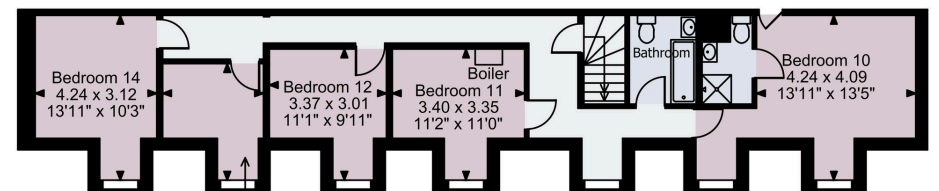
**Ground Floor**



**First Floor**



**Second Floor**



**Second Floor**

Bedroom 13  
 3.00 x 2.59  
 9'10" x 8'6"  
 (Maximum)

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## TENURE

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The property is held freehold (Title Number K829839).

## TENANCY

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Entire property let to Patels Group Limited on a 20 year lease from 30 October 2020 at a current rent of £70,620 per annum which is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £18,197 is held by the landlord.

## PLANNING

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The property is Grade II Listed and is situated within the Folkestone and Hythe Conservation Area.

## FIXTURES & FITTINGS

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The fixtures and fittings are currently owned by the occupational tenant.

## EPC

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C-71



## TERMS

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We are instructed to invite offers in excess of £710,000 (9.44% NIY) assuming the usual purchasers costs.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## SIMILAR INVESTMENT OPPORTUNITIES

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If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/stonegateportfolio>

## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

## CONTACT

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