



124 HIGH STREET, HYTHE

£350,000

Grade II Listed Building for Investment An opportunity to purchase a shop, 3/4 bedroom flat and external storage/salon space.

Business unaffected within Retail Shop.

Current Income is £19,200 per annum

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



Moving with Motis



124 High Street, Hythe CT21 5LE

**Mixed Use , Retail, Residential and Garage ,
Freehold Title , £19,200 per annum**

Description

Motis Estates are proud to offer an occupied shops, and a 1 x 3/4 Bedroom Flat and a rear salon in 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 property is a Grade II Listed Building and has a separate shop on the ground floor with a single glazed frontage, a two storey store to the rear, and a separate access to the flat on the first and second floor via an entrance to the side of the property. The ground floor shop benefit from LED strip Lighting with a plasterboard ceiling, a fully working kitchen within the basement and stores to the rear. There are approx 25 covers.

The flat is a 3/4 bedroom flat with a living room, bathroom, kitchen, and bedroom/dining room on the first floor and an additional three bedrooms on the second floor. The flat benefits with gas central heating system and is in a good condition.

There is a salon to the rear which is also let and a garage which is used for storage by the commercial tenant.

Accommodation: See Floorplans

Energy Performance Certificate: The property has the following EPC ratings: Flat: D (63) valid until November 2035 Shop: D (77) valid until October 2031

Services: Water, Gas, Drainage and Electric

Use: E Class

Income: Ground floor shop with a detached store at the rear which is let at £12,600 per annum on a 7 year lease until 30th November 2028 outside the LTA 1954.

There is a 3/4 bedroom flat (depending on a second reception room) which is currently being let at £667 per month on a standard AST.

There is a rear store which is also being used as a hairdressing salon which is £50 per month with no agreement.

Total: £19,200 per annum

Price: Offers in excess of £350,000 (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 5LE

Viewings Strictly by appointment only -
Property Reference MOTIS_008134

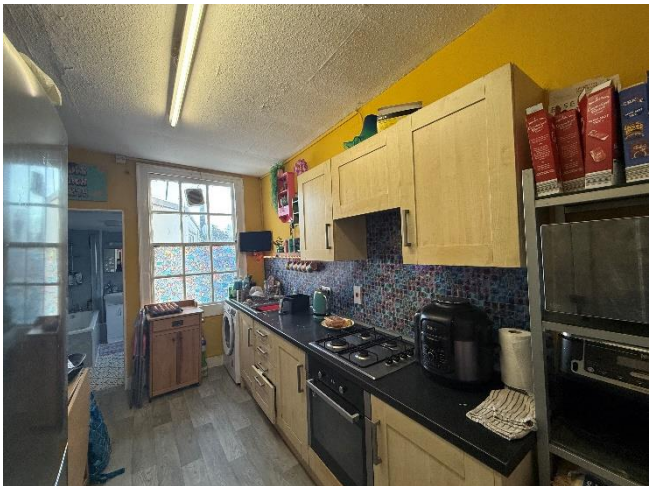
Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00







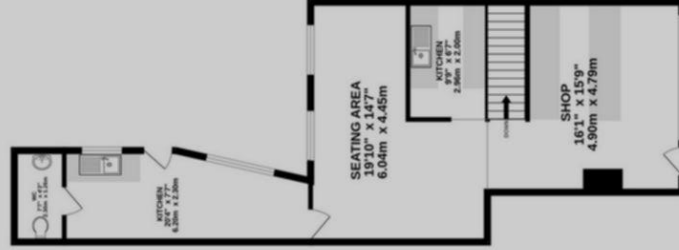
BASEMENT
534 sq.ft. (49.5 sq.m.) approx.



GROUND FLOOR
1187 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.



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ESTATES

TOTAL FLOOR AREA : 1919 sq.ft. (178.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
113 sq.ft. (10.5 sq.m.) approx.

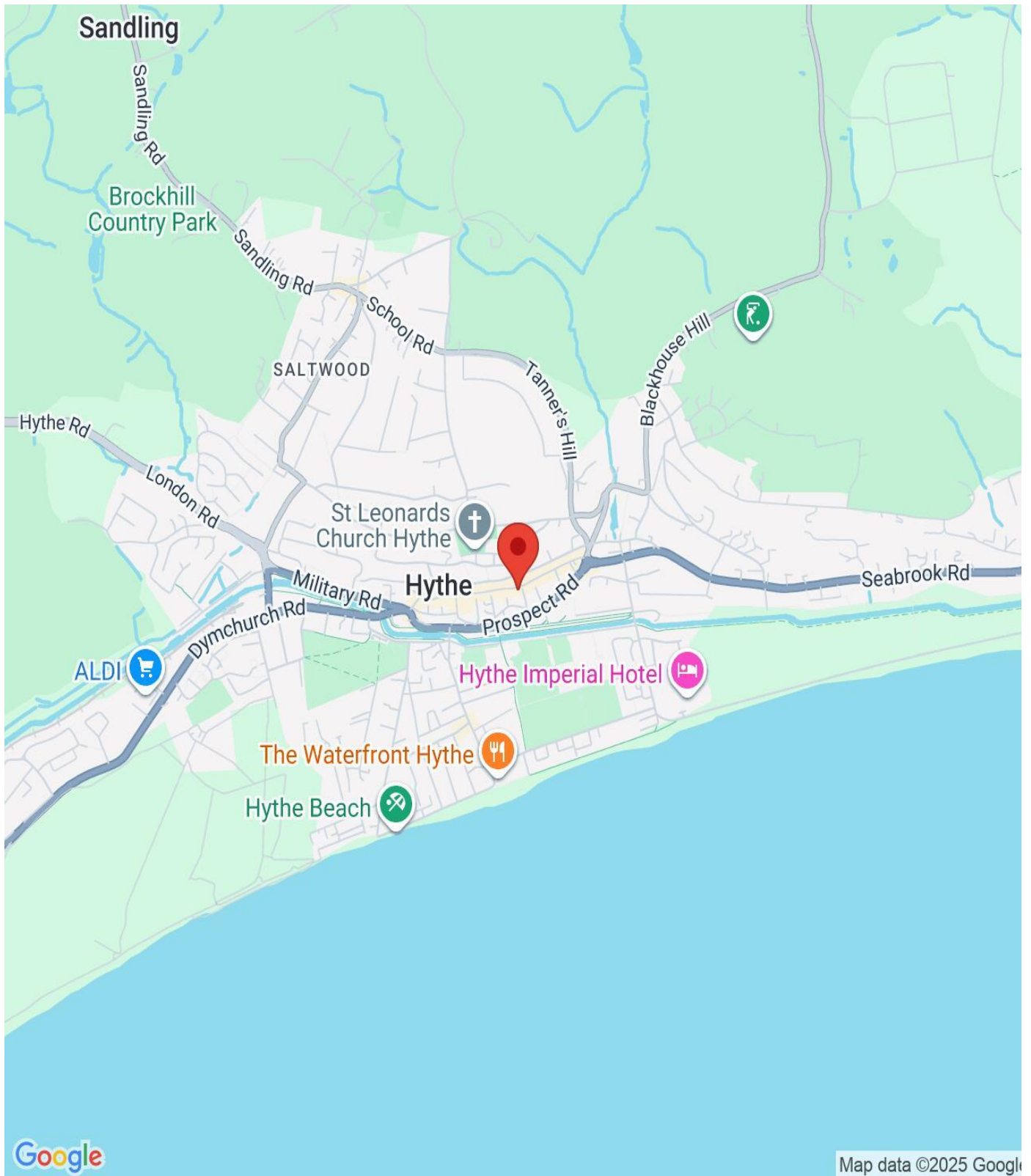
1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.

2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

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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.