



22 HIGH STREET, HYTHE

£30,000 FOR SALE-

Restaurant and three bedroom flat Situated in a prominent location in Hythe High Street



22 High Street, Hythe, Kent CT21 5AT

Situated in a prominent high street position in Hythe, a small town with a high street consisting of retail shopping, restaurants and cafes, banks and other services associated with towns of this nature. Hythe is located on the south coast of Kent, 4 miles from Folkestone and 10 Miles South East of Ashford. The M20 motorway can easily be reached from junction 11 and 12 and the Channel Tunnel terminal is in easy reach.

Description

The property comprises an established restaurant on the ground floor with 45 covers and a 3 bedroom flat on the upper floors. There is a large kitchen to the rear, gas central heating, and a rear yard with parking for one car.

The current licence is for 7 days from 09:00 to 23:00 hours. The business currently trades Tuesday to Friday evenings and Saturday and Sunday for both lunch and dinner.

Accommodation

Approx. Net Internal Area

	sq m	sq ft
Ground Floor Retail/Restaurant	55.57	597
Kitchen	13.03	140
Stores	25.79	277
Total	94.39	1,014

Upper Floors 3 bedrooms, living room, bathroom, kitchen.

Business Rates

Rateable Value £16,000 UBR (2016/17) 49.7p

Interested parties are advised to confirm these figures with Shepway District Council.

Services

We understand mains water, drainage and electricity are connected to the premises.

Business

The business is available for a price of £30,000 which includes fixtures and fittings. A full inventory is available upon request. Accounts for the last 3 years are available upon request. Genuine reason for selling business.

Terms

The premises are subject to an assignment of the existing 5 year lease from 1 March 2015 at an initial rent of £20,800 per annum (no VAT). Full lease details available upon request.

Legal Costs

Each party to bear their own legal costs.

Postcode CT21 5AT

Viewings Strictly by appointment only -
Property Reference MOTIS_003060

Opening Hours:

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00







The information provided is intended to be 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.

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