



76 HIGH STREET, HYTHE

£330,000

This distinctive double-fronted period property sits in the heart of Hythe's bustling High Street, offering approximately 2,244 sq. ft. of versatile space. It features a ground-floor retail unit with a new 5 year lease with expansive glazed display windows, and the potential to reinstate the upper floors into a two-to-three bedroom maisonette in the future. Contact Motis Estates on 01303 212020 or commercial@motis-estates.com for more information.



Moving with Motis



76 High Street Hythe CT21 5AL

Investment , High Street Address , Potential for Conversion in Future

Description

Motis Estates are proud to offer a double-fronted period property sits in the heart of Hythe's bustling High Street, offering approximately 2,244 sq. ft. of versatile space. It features a ground-floor retail unit with a new 5 year lease with expansive glazed display windows, and the potential to reinstate the upper floors into a two-to-three bedroom maisonette in the future.

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. This prime, double-fronted period retail property on Hythe High Street is an exceptional investment opportunity.

The building has a total floor space of circa 2,244 sq ft of which the main retail space an associated areas totals circa 992 sq ft. The ground floor currently benefits from an impending 5-year commercial lease at a rent of £22,000 per annum , featuring built-in flexibility with a tenant break clause and rent review scheduled at the 2.5-year mark, ensuring immediate, stable income with market-aligned growth.

The property is in a prominent, high-footfall trading position in the heart of Hythe's bustling High Street. It is a distinctive double-fronted building with large display windows, a versatile retail footprint, and additional mezzanine/storeroom space.

Ground floor retail zone a 38.40 sq m 413.18 sq ft
Ground floor retail zone b 6.93 sq m 74.57 sq ft
Ground floor retail area 22.83 sq m 245.65 sq ft
Ground floor internal storage 6.91 sq m 74.35 sq ft
First floor retail area 37.95 sq m 408.34 sq ft
First floor kitchen 7.21 sq m 77.58 sq ft
Second floor internal storage 30.27 sq m 325.71 sq ft

The upper parts of the building (currently configured as a first-floor showroom and second-floor storage) possess brilliant scope for residential conversion into a 2/3 bedroom maisonette, subject to relevant planning permissions and listed building consents.

Energy Performance Certificate: The property has an EPC rating of B (46) valid until March 2036.

Services: Water, Drainage and Electric

Use: E Class

Terms - The rental is £22,000 per annum (no VAT) with a lease term of 5 years due to be signed ASAP with a Break Clause and Rent Review on 2.5 years.

Business Rates - Folkestone & Hythe District Council 01303 850388 verbally advise a Rateable Value - £15,000

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

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

Tenure Freehold

Postcode CT21 5AL

Viewings Strictly by appointment only -
Property Reference MOTIS_010589

Opening Hours:

Monday - Friday 9.00 - 5.30

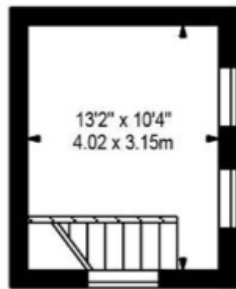
Saturday 9.00 - 3.00



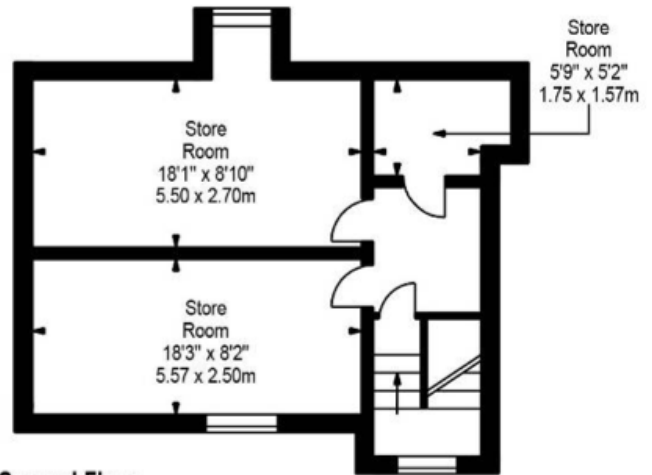


High Street, Hythe

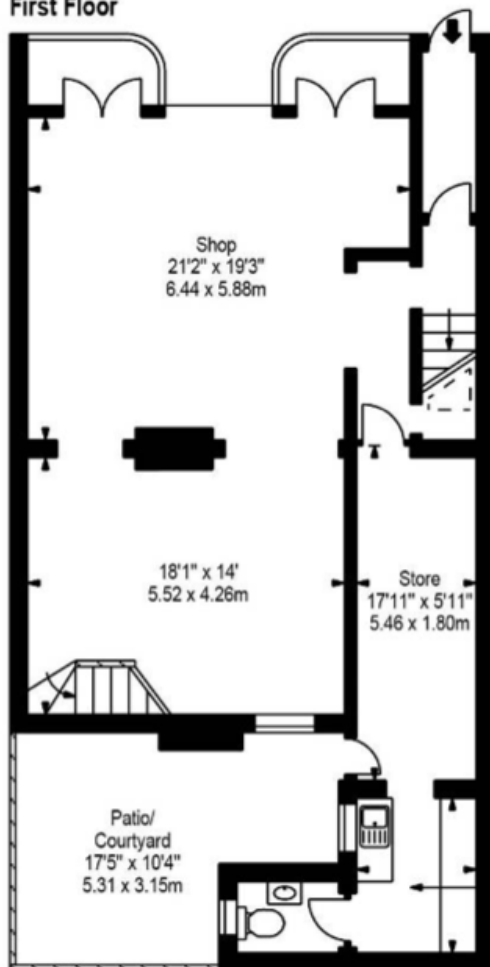
Approximate Gross Internal Area :-
 Ground Floor :- 92.16 sq m / 992 sq ft
 First Floor :- 71.63 sq m / 771 sq ft
 Second Floor :- 44.68 sq m / 481 sq ft
 Total :- 208.47 sq m / 2244 sq ft



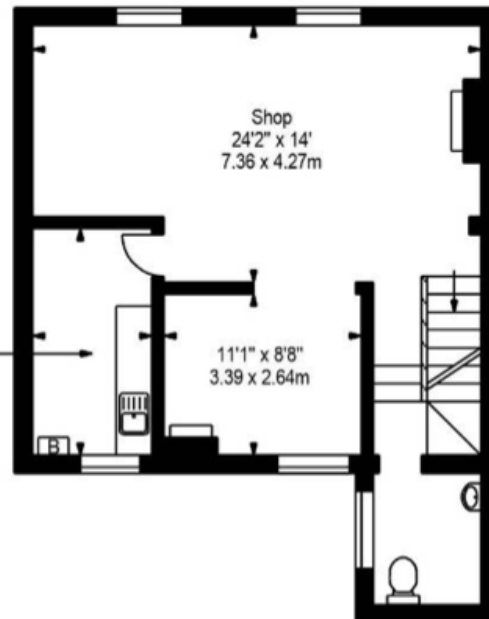
First Floor



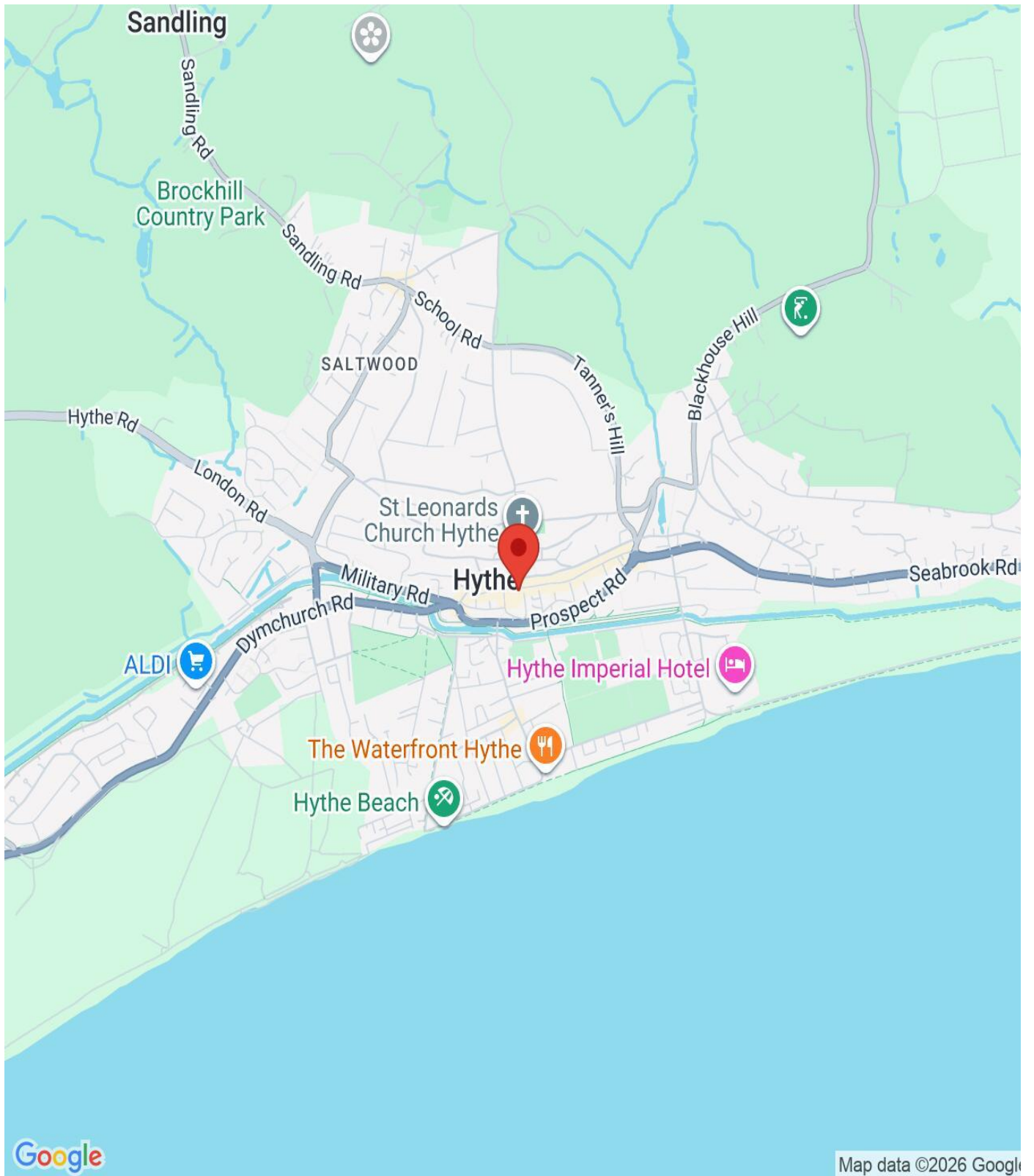
Second Floor



Ground Floor



First Floor



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.