



**HYTHE**  
**70-72 HIGH STREET CT21 5AL**  
**FOR SALE / TO LET**  
**\* RECENT RV REDUCTION\***



Substantial Foodstore To Let in Town Centre Location



## LOCATION

The subject property is prominently located in the heart of the town and benefits from dual access onto both the High Street and Mount Street. Nearby occupiers include **Costa Coffee, Boots, WH Smiths** and **Lloyds Bank**, together with several other multiple and good quality independent operators. A street traders plan is attached.

## DESCRIPTION

The property is arranged over ground and first floors, with direct access onto Mount Street pay and display car park which is part-owned within the title and managed by the local authority. The first floor has been self-contained. Approximate gross internal areas as follows:-

Ground Floor	1,037.81 sq m	11,171 sq ft
Cold Store		Unmeasured
First Floor	701.78 sq m	7,554 sq ft

The premises are considered suitable for retail, leisure and employment type uses subject to the necessary consents being obtained.

## TERMS

The property is available freehold with vacant possession. Offers are invited for this rarely available opportunity.

Alternatively, the property is available by way of a new full repairing and insuring lease, for a term of years to be agreed, at a commencing rent of **£180,000 per annum exclusive**, subject to 5 yearly upward only rent reviews.

Our clients will consider a split of the accommodation, subject to covenant strength.

## RATING ASSESSMENT

Rateable Value £224,000\*

Rate in the £ (2017/18) 47.9p

Prospective occupiers should make their own enquiries to verify this information.

\*This has recently been reduced from £310,000 following an ongoing appeal by our clients. A further reduction may be possible.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

## VIEWING

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract & Exclusive of VAT



50 metres

Experian Goad Plan Created: 19/05/2017

Created By: Cradick Retail

For more information on our products and services:

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