



## SITUATION

Located close to the junction with Marine Walk Street in the heart of the town centre nearby multiples such as **Boots, WHSmith, Costa, Nationwide, Age UK** and a wide variety of independent retailers. Hythe is a picturesque, historic market town, located approximately 3 miles west of Folkestone and 9 miles south-east of Ashford, on the Kent coast enjoying easy access to the M20 (Junction 11).

## PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access via Dental Street to a **Rear Garage (see Note)** and **2 Self-Contained Flats** on the first, second and third floors.

Refer to the Auctioneers for the video tour of the flats.

VAT is NOT applicable to this Lot

**FREEHOLD**



**£37,200** per annum  
**Plus Vacant Garage**

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

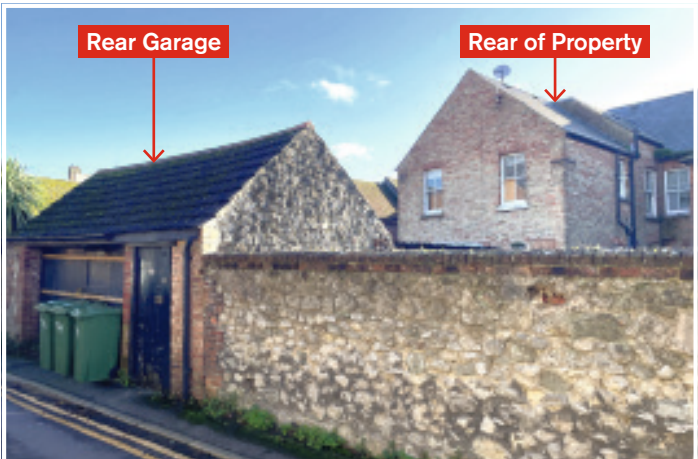
## Vendor's Solicitors

Bude Nathan Iwanier

Tel: 020 8458 5656 Ref: Samuel Iwanier

Email: siwanier@bnilaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'8" Internal Width 15'11" Shop Depth 24'8" Built Depth 44'10" Rear Store 13'6" x 8'8"	<b>M. R. Ismail (with personal guarantor) (Convenience Store)</b>	5 years from 22nd September 2025	£14,400	FRI (subject to a schedule of condition and a £500 p.a. cap. The tenant pays their full share of the Buildings Insurance). <b>Rent Review September 2028 linked to RPI.</b> <b>Tenant's Break September 2028.</b> <b>£3,600 Rent Deposit held.</b>
First Floor Flat	1 Bedrooms with ensuite Shower/WC, Living Room/Kitchen <b>Area Approx. 366 sq ft<sup>1</sup></b>	<b>Watermint Rentals Ltd</b>	2 years from 22nd March 2024	£9,000	
Second & Third Floor Flat	3 Bedrooms, Living Room/Kitchen, Bathroom/WC <b>Area Approx. 969 sq ft<sup>1</sup></b>	<b>Watermint Rentals Ltd</b>	2 years from 22nd March 2024	£13,800	
Rear Garage	Area Approx. 275 sq ft				

### VACANT

**Note:** There may be potential to convert the Garage into Residential Use, subject to obtaining the necessary consents.

<sup>1</sup>Area taken from EPC.

**Total:  
£37,200 plus  
Vacant Garage**