

27 High Street

Hythe, Kent CT21 5AD



- Popular Trading Position
- Suitable for a Variety of Uses with Class E (to include; Retail, Office, Clinic, Café, Leisure)
- Large Glazed Frontage

Lock-Up Shop
TO LET

230.1 m² to (2,476 sq ft) approx.

Location

The property is situated on the western end of the High Street, a popular trading position home to a wide variety of independent boutiques, cafés, restaurants, and essential services.



Description

The property comprises a self contained 'lock-up' shop in a prime position on Hythe's High Street.

Arranged over three floors, it provides a mix of retail and ancillary storage/ seating areas which incorporate WCs on ground and first floor levels. The upper parts have undergone significant refurbishment creating a blank canvass ready for a Tenant's fit out. The ground floor is in need of modernisation in part.

Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Retail	86.2	929
First	Stores & Seating	107.6	1,158
Second	Stores & Staff	36.3	390
Total		230.1	2476

Terms

The property is available to let by way of a new Full Repairing & Insuring (FR&I) Lease for a term to be agreed.

Rent

Our clients are seeking a rent of £17,500 per annum (exclusive).

Deposit

A deposit equivalent to a minimum of three months' rent will be held for the duration of the term.

Business Rates

The property has been assessed as follows:

Shop & Premises: £16,500

Rates Payable for the in the year 2025/2026 @ 49.9p in the £ = £8,233.50 (before any relief schemes).

Insurance

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium.

Use

The property is considered suitable for uses within Class E, to include but not limited to :

- Retail
- Office
- Clinic/ Surgery
- Leisure
- Café/ Restaurant

EPC

The property has been assessed within Band D (96).

VAT

The property is elected for Value Added Tax (VAT) which will be charged at the prevailing rate.

Legal Costs

Each party are to bear their own legal and professional costs.

Photographs

The photos were taken in October 2025.

Plans and Boundaries

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any proposal.

Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Tenant Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all proposals will be subject to the necessary checks.

Viewings

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281



Thomas Langston
thomas.langston@sibleypares.co.uk
01622 673086





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