

# Shop 3, Spring House

141 High Street, Hythe, Kent CT21 5JL



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- Popular Trading Position
- Suitable for a Variety of Uses with Class E (to include; Retail, Office, Clinic, Surgery, Leisure)
- Eligible for Small Business Rates Relief

Lock-Up Shop

TO LET

29.3 m<sup>2</sup> to (315 sq ft) approx.

## Location

The property is situated on the eastern 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 'lock-up' shop arranged as an open trading area to the front with storage areas to the rear.

It is finished to a modern specification, having painted and plastered walls, a suspended ceiling incorporating light boxes, carpeted floor and electric heating.

There is a sink providing a water supply in the rear storage area and an external WC.

## Accommodation

The property has the following approximate floor areas:

| Floor  | Description     | Area (m <sup>2</sup> ) | Area (sq ft) |
|--------|-----------------|------------------------|--------------|
| Ground | Retail & Stores | 29.3                   | 315          |

## 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 £7,500 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: £7,700

If eligible, a Tenant can benefit from Small Business Rates relief.

## Service Charge

There is a service charge payable for the upkeep and maintenance of the communal areas. The current allocation for Shop is £702.00.

## Insurance

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium. The current allocation for Shop 3 is £169.73.

## Use

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

- Retail
- Office
- Clinic
- Surgery

## EPC

The property has been assessed within Band C (61).

## VAT

The property is elected for Value Added Tax (VAT).

## 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

sibleypares.co.uk











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