

Shop 1, Spring House

141 High Street, Hythe, Kent CT21 5JL

SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS

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139c

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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

29.10 m² to (313 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, 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 ²)	Area (sq ft)
Ground	Retail & Stores	29.10	313

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

From 1 April 2026, the property will be assessed as follows:

Shop & Premises: £9,800

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 1 is £702.00.

Insurance

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium. The current allocation for Shop 1 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 D (95).

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 March 2026..

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:

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

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









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KENGATE
and Laundry

JAGGERS

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Yellow shopping bag

Large cardboard shopping bag

White car

Black car