

# Hythe

## 88 High Street

### Kent

### CT21 5AJ

- **Freehold Betting Office and Residential Ground Rent Investment**
- Betting Office let to William Hill Organization Ltd
- Lease expires 2031 (1)
- Town centre position
- Betting Office Rent Review 2016
- Total Current Rents Reserved

**£23,900 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Hythe is an attractive coastal market town on the edge of Romney Marsh on the South Kent coast, 4 miles west of Folkestone and 10 miles south-east of Ashford. The town is served by the A259 (Coast Road) whilst the M20 motorway and Channel Tunnel terminal are close by. The property is situated on the south side of the High Street, the town's principal retail thoroughfare close to the junction with Marine Walk Street. Occupiers close by include W H Smith, Boots, Stead & Simpson, NatWest, Santander, Nationwide, Aldi and a variety of local occupiers.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor betting office together with a first and second floor maisonette which has been sold off on a long lease.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 44 Hythe**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	William Hill Organization Ltd (2)	Gross Frontage (3) Net Frontage Shop Depth & Built Depth	7.25 m 5.20 m 20.5 m	(23' 9") (17' 1") (67' 3")	20 years from 14.02.2011 Rent review every 5th year (1) The lease contains a tenant's option to break at the end of the 10th year FR & I
First & Second	Individual	First & Second Floor Maisonette – Not inspected	125 years from 12.01.2012	£150 p.a. (doubling every 25th year)	Reversion 2137

(2) No. of Branches: 2,300. Website Address: [www.willhill.co.uk/www.williamhill.com](http://www.willhill.co.uk/www.williamhill.com)  
(3) Gross Frontage includes entrance to upper floors

**Total £23,900 p.a.**

