

To Let

- Busy Waterside Town
- Eligible For 100% Business Rates Relief
- Attractive Modern Space
- Class E Planning Allows For Variety Of Users




023 8063 5333

First Floor Office / Studio Space
595 sq ft (55.28 sq m)

First Floor 22 High Street, Hythe, Southampton, Hampshire, SO45 6AH

Description

This property comprises a modern first floor office / studio on the popular Hythe High Street.

The property benefits from LED lighting, perimeter trunking, electric heating and a kitchenette.

There are a mix of local and national retailers close to the property including Boots, The Post Office and Waitrose. The property is directly above a Costa Coffee.

There are WC facilities and ample public car parking.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	595	55.28

Energy Performance Certificate

EPC rating C-67. A copy of the EPC is available on request.



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6AH

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £7,500 per annum exclusive.

Rates

To be assessed.

VAT

We are advised that VAT is not currently payable.



Location

The property is located in the centre of Hythe, on the pedestrianised High Street. Southampton city centre and the M27 Junction 2 are both approximately 10 miles by road. The Hythe ferry runs frequent passenger services from Hythe Pier to Town Quay, Southampton and takes 10 minutes approx. Hythe is located on the edge of The New Forest and attracts some tourist trade.

For all enquiries:

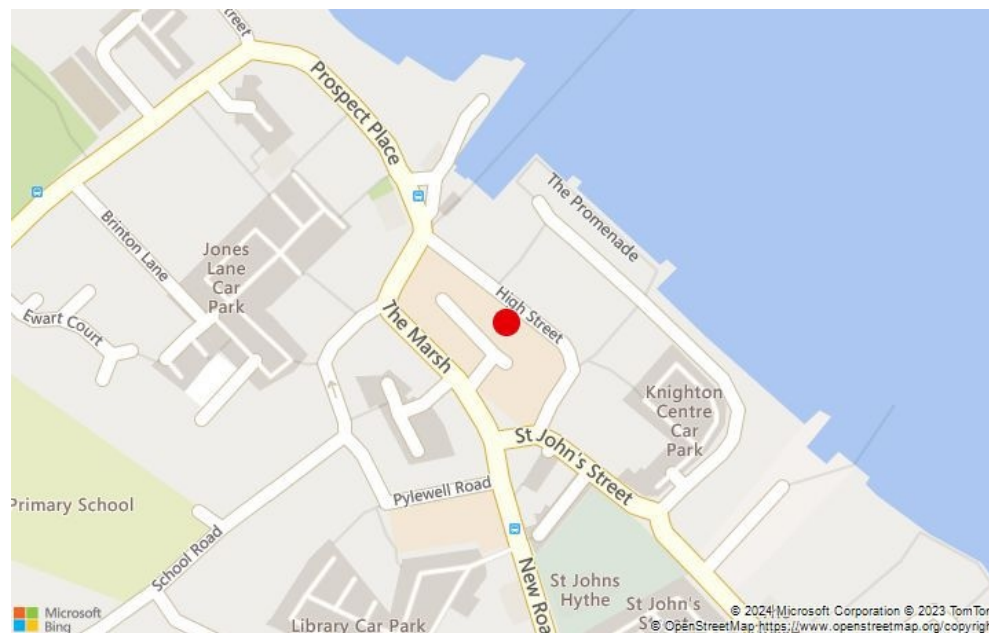
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

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