

# To Let

- 3 car parking spaces
- Eligible for 100% business rates relief
- Views over Southampton Water



  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

First Floor Offices

622 sq ft (57.78 sq m)

29a High Street, Hythe, Hampshire, SO45 6AG

## Description

This property is a self contained first floor office in Hythe town centre, with views over Southampton Water. The open plan suite benefits from double glazing, electric wall heaters, fitted carpets, LED lighting and a door entry phone.

The property has a kitchenette and a WC. There are 3 car parking spaces on the forecourt.

## Accommodation

Floor	Area (sq ft)	Area (sq m)
<b>Total</b>	<b>622</b>	<b>57.78</b>

## Energy Performance Certificate

EPC rating D97. A copy of the EPC is available on request.

## Terms

The premises are available on a new effectively full repairing and insuring lease at an initial rent of £7,750 per annum exclusive.

## Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £7,400. We recommend that prospective tenants verify this with the Valuation Office.

## VAT

We are advised that VAT will not be payable.



## Location

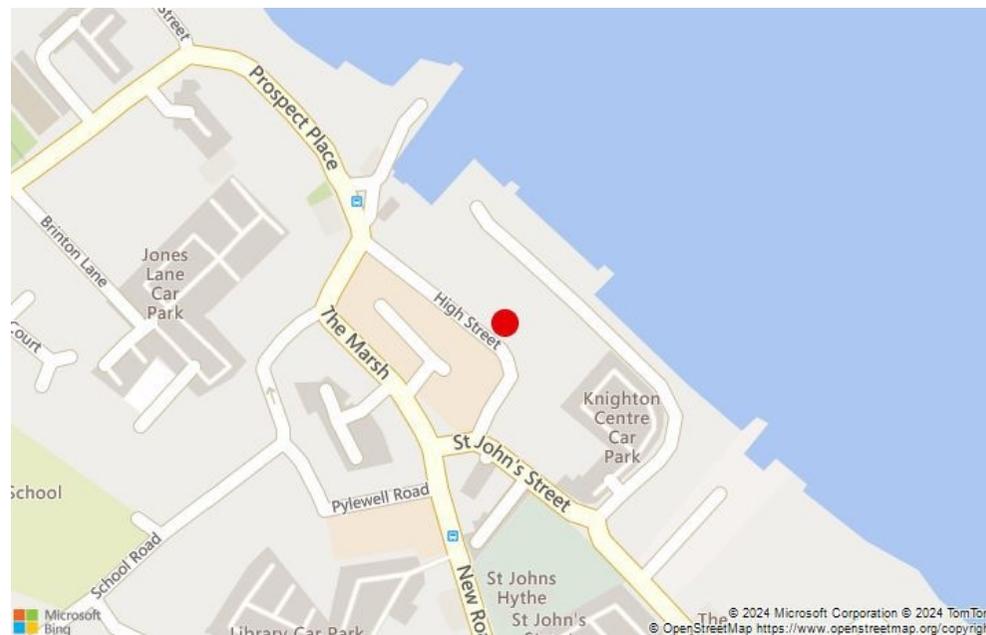
The property is located in the town centre of Hythe, with access at the rear of the pedestrianised High Street. Southampton city centre and the M27 Junction 2 are both 10 miles approx by road. The Hythe ferry runs frequent passenger services from Hythe Pier to Town Quay, Southampton and takes 10 minutes approx.

*For all enquiries:*

## James Allen

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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](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.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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