

TO LET

Workshop / Store

**UNIT 18
SANDGATE LAUNDRY ESTATE
DYMCHURCH ROAD
Hythe, Kent CT21 6LU**

Approx. 33.5 sq m (360 sq ft)

SW&P
chartered surveyors

Situation

The premises are situated within The Sandgate Laundry Estate just off the A259 coastal road on the outskirts of Hythe. Nearby occupiers include Jewson, Spand Motors, David Ian Furniture and Hythe Accident & Repair Centre.

Description

The premises comprise a small lock-up workshop/store, having a gross internal area of approximately 22.5 sq m (242 sq ft) and mezzanine area of approximately 11.0 sq m (118 sq ft). Outside is a hardstanding area suitable for parking a single vehicle.

Business Rates

Rateable Value £1,325
UBR (2011/12) 43.3p
Rates Payable £573.73

Interested parties are advised to confirm these figures with Shepway District Council.

Services

The electricity is off a sub meter from the landlord's supply.

Terms

The premises are available on flexible lease terms at a commencing rental of £200 per calendar month exclusive.

Legal Costs

Each party to bear their own legal costs.



Viewing

Strictly by appointment through these offices.

For Further Information Contact:

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**VACANT POSSESSION UPON
COMPLETION
SUBJECT TO CONTRACT
www.swandp.co.uk**

(This firm operates a Complaints Handling Procedure, details of which are available on request)

1475/August 2011

Smith-Woolley & Perry

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Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

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