

28 Martello Drive

Hythe, Kent, CT21 6PH



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Located on Popular Neighbourhood Parade
- Suitable for a Variety of Uses with Class E (to include; Retail, Office, Clinic, Surgery, Leisure)
- £21,000 Per Annum Exclusive

Lock-Up Shop
TO LET

119.28 m² to (1,284 sq ft) approx.

Location

The property is situated in Hythe on a neighbourhood parade cornering Martello Drive and the A259 Dymchurch Road, the main arterial road connecting Folkestone and Hythe to J13 of the M20 motorway.



Description

The property comprises a 'lock-up' shop with return frontage, arranged as an open trading area to the front with storage areas to the rear. There is a kitchenette and WC to the rear.

There is ample car parking on site to the front and rear of the site.

Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Retail & Stores	119.28	1,284

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 £21,000 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: £12,750

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 £2,672.44 per annum

Insurance

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium. The current premium is £1,268.90 for the year 2025/26.

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 C (63).

VAT

We are advise the property is not 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 February 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
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01622 673086

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