

HARVEY RICHARDS & WEST ESTATE AGENTS



High Street, Whitstable, CT5

A unique grade II listed 3,300 sq ft (306.69 sq m) freehold property consisting of a large commercial premises which is let on a long commercial lease, a four-bedroom three storey residential property as well as a large rear garden, an attached partly unconverted barn and ample off street parking all offered for sale chain free. The residential portion with unconverted barn and garden are sold with vacant possession. This is a fantastic investment and/or development opportunity located in the heart of Whitstable which has endless potential.

£1,000,000



Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



High Street, Whitstable

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

Harvey Richards & West are delighted to offer for sale 115-117 High Street, a remarkably large, mixed use, three storey commercial and residential property located in the heart of Whitstable's popular town centre. This unique building totalling an incredible 3,300 sq ft is positioned on an unusually large plot in the centre of the town, just a stone's throw from the beach and a short walk to the train station. Offered for sale chain free this is a fantastic opportunity to purchase a wonderful historic building full of charm and character with endless potential.

Situated on the corner of the High Street and Argyle Road the property benefits from side access through double car gates. In front of the double gates there is a hard standing area for one car but once through the gates there is plenty of room for more parking if one so wished.

The property itself is currently divided in to three, with a large spacious commercial unit currently on a long lease, a three-storey resident home and a storage barn which has only been partly converted and is full of potential subject to the necessary approvals.

The lease to the commercial tenant who occupies the shop has just been renewed for 20 years at £30,000 p.a. on a full repairing and insuring basis. The lease contains tenant only break options in July 2031 and July 2038 respectively. There are 5 yearly open market rent reviews. There is also a tenancy at will over part of the rear of the shop which covers the rear-most room and washroom. If the tenancy at will is terminated a payment of £10,000 has to be made to facilitate the moving of the w/c. It is only envisaged this would be the case if the property were to be partially redeveloped.

The residential portion of the property is very spacious and still retains many period features throughout. The front door is located behind the commercial unit, once through the front door you enter in to a hallway with a handy storage room perfect for shoes, coats and beach equipment. A rather grand staircase leads to the first-floor landing, to one side there is great size living room measuring 15'11 x 15'9 with high ceilings a large bay window flooding the room with light and to the other side of the hallway is the master bedroom, again with high ceilings and a matching large bay window. On this level there is also a family bathroom & separate W/C which is perfect for guests and a further reception room. The kitchen is also located on this floor in part of the original barn. This room is bursting with charm and character with exposed beams and original windows. Three further bedrooms are found on the second floor which are again all great size double rooms.

The large attached rear barn has been partially converted in to both residential and commercial spaces however a large section is still only used as a store room. On the ground floor a portion of the barn is part of the commercial unit currently leased to tenants. The other half has a large double garage with fob operated electric roller door and lots of ground floor storage. On the first floor beyond the kitchen there are two more storage rooms with beautiful exposed beams and exposed floorboards.

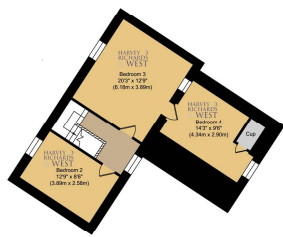
The rear garden is accessed via a vehicle entrance gate off the High Street. The stunning 125ft garden is so unique for the town and incredibly private. Mostly laid to lawn with a couple of very mature trees there is a vast amount of entertaining space which has endless potential.

Council Tax: TBC

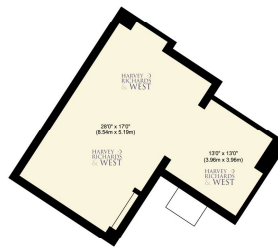
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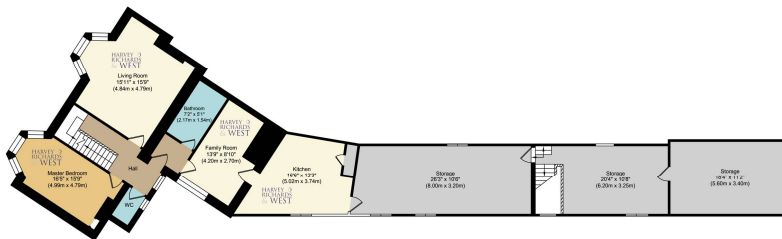




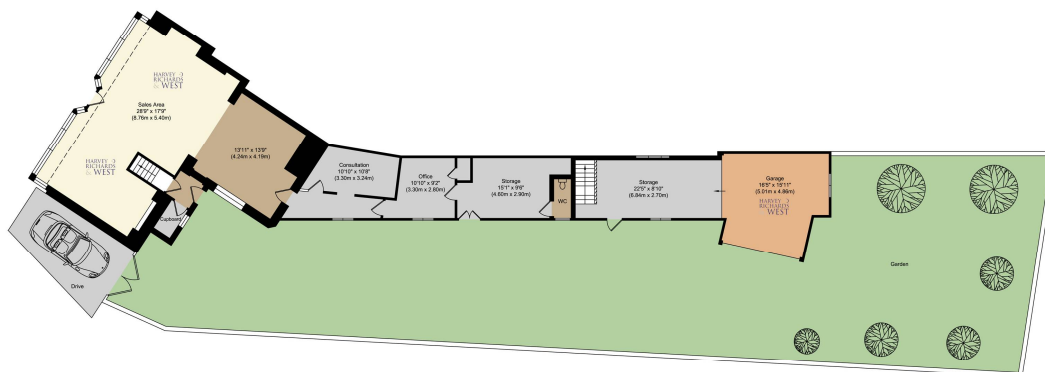
Second Floor
Approximate Floor Area
519.14 sq. ft.
(48.23 sq. m)



Basement
Approximate Floor Area
669.51 sq. ft.
(62.20 sq. m)
(4 ft. Head Height)



First Floor
Approximate Floor Area
1577.02 sq. ft.
(146.51 sq. m)



Ground Floor
Approximate Floor Area
1624.92 sq. ft.
(150.96 sq. m)

TOTAL APPROX FLOOR AREA 4390.59 SQ. FT. (AREA 470.90 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances show have not been tested and no guarantee as to their operability or efficiency can be given. www.finesst.co.uk

