



Seagulls & Flamingos, 12 Harbour Street

In Excess of £385,000

Seagulls & Flamingos

12 Harbour Street, Whitstable

For sale by Modern Method of Auction; Starting Bid Price £385,000 plus Reservation Fee.

Investment Opportunity in the heart of Whitstable!

Miles and Barr Commercial are delighted to be assisting with this Freehold investment opportunity on the popular Harbour Street, Whitstable. The property comprises of two ground floor lock up shops, and a three bedroom residential flat. The right hand shop has been in situ for 30 years, and the left hand shop for 10 years. There is also a rear garden space to the property with access from Sea Street via a double width gated entrance. Access is also available from Harbour Street to the rear by side passage.

Current Rental Income:

Shop One = £10,000pa

Shop Two= £6,480pa

The residential flat is currently vacant.

Both commercial shops are currently on rolling contracts, but have been in situ for over twenty five years each!

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment





Right Hand Shop Sales Area

24' 11" x 11' 1" (7.60m x 3.38m)

Left Hand Side Shop Area

13' 7" x 12' 0" (4.13m x 3.65m)





Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure