



### 83 Canterbury Road, Whitstable, Kent, CT5 4HQ



Wilbee & Son Estate Agents are proud to offer for sale this Luxuriously appointed Freehold commercial premises located on the border of Whitstable town High Street. This main road prominently positioned property offers essential off road parking for at least 6 vehicles. Also conveniently located with easy access by car or bus to Canterbury City. Ideal for a number of uses, some may require change of use. Currently successfully trading as IKIGAI HOLISTICS covering well over 1000 sq ft of well proportioned useable space . The premises has additional commercial rooms on the first floor separately accessed from the rear which comprises of a Reception area , 4 treatment rooms, Staff room with kitchen and W/C. Fully double glazed throughout the entire building . Under floor heating is featured to the ground floor areas with gas central heating on the upper level . Fully fire alarmed conforming to all current regulations . Many extras included .Viewing strictly by appointment only please. Proof of funds will be requested prior to any appointment please .



**Offers In The Region Of £725,000 Freehold**



### Main Reception Area

13'8" x 9'8" (4.17m x 2.95m)

(Accessed from the side of the building) Bespoke fitted counter with storage compartment and display shelving. Lighting. Power points. Telephone point. Wifi. Under floor heating.

### Ground Floor Main Studio

32'5" (width) x 22'6" (depth) (9.89m (width) x 6.87m (depth))

Feature living wall with lights. 1 fully mirrored wall. Storage units in window recesses. Fitted seating unit with storage compartments. Feature lighting. Air conditioning unit. Door to

### Changing Rooms

Incorporating shower cubicle. Changing cubicle. W/C with disabled facilities and baby changing unit. Under floor heating. Communal wash basin.

### Studio 2

Mirrored wall. Skylight. Large display cabinet. Storage units. Underfloor heating. Air conditioning unit. Door to car park.

### Kitchen

8'2" x 6'9" (2.5m x 2.08m)

Resin worktop. Ceramic sink unit with mixer tap. Wall cupboard. Unit under lighting. Integrated fridge and integrated washing machine. Sliding door to

### W/C

Low level WC suite. Stone vanity wash basin. Mirror & shelf unit. Wall lights.

### External Stairs to

## FIRST FLOOR

### Reception Area

11'1" (max width) x 7'10" (max depth) (3.39m (max width) x 2.4m (max depth))

Upright wall radiator. Power points. Door to

### Inner Hall

Radiator.

### Staff Room (Incorporating Kitchen)

11'8" (max width) x 10'10" (max depth) (3.58m (max width) x 3.31m (max depth))

Resin worktop. Range of base units. Wall cupboards with under lighting. Ceramic sink unit. Integrated microwave. Integrated dishwasher. Upright wall radiator..

### Seperate WC

Low level WC suite. China wash basin unit.

### Room 1

10'8" x 9'7" (3.26m x 2.94m)

Radiator. Power points.

### Room 2

9'6" x 14'9" (wide max) (2.92m x 4.51m (wide max))

Upright radiator. Power points.



## **Room 3**

13'9" (into door recess) x 9'10" (4.2m (into door recess) x 3m)  
Upright wall radiator. Power points.

## **Room 4**

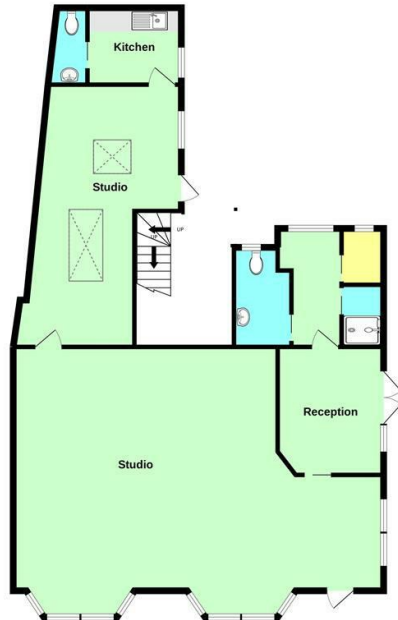
10'2" x 11'3" (3.11m x 3.43m)  
2 Upright wall radiators.

## **Basement Storage**

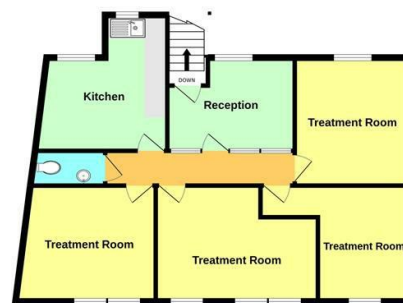
Access at the rear of the property. (Limited use).



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	72
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

### Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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