



## Warehouse Cottages

Ref: 8846252

Sea Street, Whitstable, CT5 1AN

Freehold: OIRO £2,900,000

Seven seafront holiday cottages

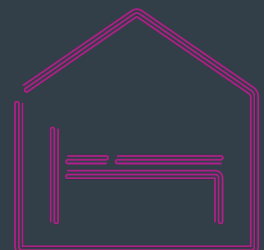
Recently built to a very high standard

One/two bedrooms in each

Ground floor parking bays

Rare investment opportunity

Energy Rating B



A terrace of modern styled purpose built holiday cottages that were opened for trade in 2020.

Each unit has private parking and offers accommodation for up to four people.

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### Location

The properties are idyllically located in the town centre on the west side of Sea Street and also facing onto Sea Wall, the seafront road.

Whitstable is on the north Kent coast about six miles north of Canterbury and 60 miles east of London. The A299 passes to the south of the town, linking east along the coastline to the Thanet towns of Margate, Broadstairs and Ramsgate and west to the M2/A2 at Faversham. The M2/A2 provides links to the M25 and London and to the south Kent coast at Dover and Folkestone.

Whitstable has a main line railway station with services to Central London.

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### Ground Floor

At ground floor level is an integral private parking bay with bin store and entrance up to the main accommodation at first and second floors.

On the first floor there is a lounge with kitchen facilities and doubles up as a second double bedroom, with its own shower room.

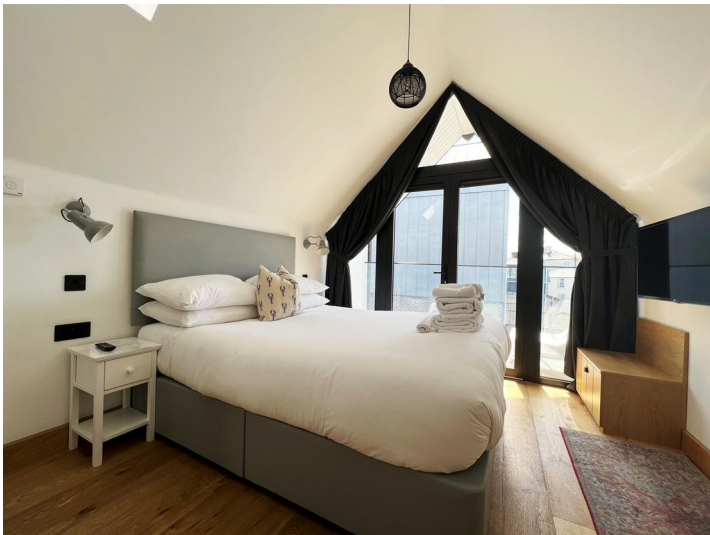
On the second floor there is a double bedroom with en suite shower. This room enjoys the benefit of a balcony with sea views.



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### Fixtures & Fittings

The trade fixtures and fittings are included in the asking price.







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### The Opportunity

The Warehouse Cottages represents a rare opportunity to purchase a high quality purpose built terrace of seven holiday cottages, on the seafront of the very popular seaside town of Whitstable.

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### Business Rates

The rateable value for the property from 1 April 2023 is £20,250.

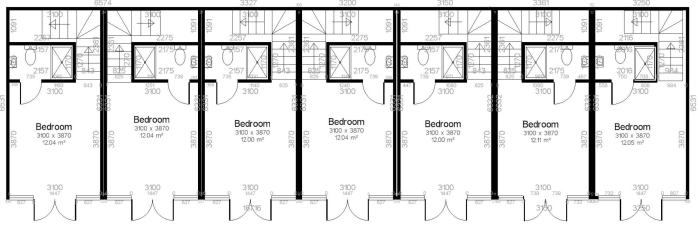
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### Trading Information

The business is already enjoying a good level of occupancy and strong average daily room rates of about £180.

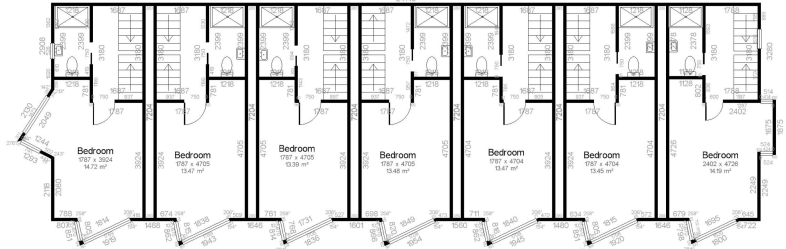
For the 12-month period ending 31/12/2023, trading data shows revenues of £315,387. More recent trading information is available upon request but preferably after viewing.

Gross internal area: 14630 m<sup>2</sup> (15747 ft<sup>2</sup>)



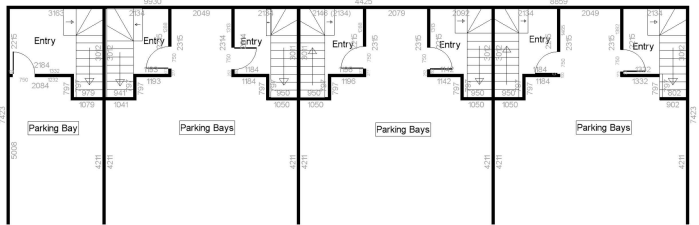
First Floor

Gross internal area: 17976 m<sup>2</sup> (19350 ft<sup>2</sup>)



Upper Ground Floor

Gross internal area: 4140 m<sup>2</sup> (4456 ft<sup>2</sup>)



Lower Ground Floor Entrances

This drawing has been made to assist the accuracy of the floor plan and does not constitute a warranty of any kind. It is the responsibility of the client to ensure that the drawing is used for the intended purpose and that it is accurate. Baker.Li.e does not accept liability for any loss or damage caused by the use of this drawing. The drawing is provided as a guide only and is not intended to be used as a basis for any legal proceedings. The drawing is provided as a guide only and is not intended to be used as a basis for any legal proceedings. The drawing is provided as a guide only and is not intended to be used as a basis for any legal proceedings.

DO NOT SCALE THE DRAWING

Drawing Key


Rev	Date	Amendment

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Project: Warehouse Cottages  
Sea Street  
Whitstable  
Kent  
CT25 1AN

Drawing No: 8888-20-JNL-22  
Drawing Title: Floor Plan  
Drawing Date: 2022  
Drawing Size: A1



## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Hugo Fairbanks Weston

Agent

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E:hugo.fairbanksweston@christie.com

Ipswich



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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