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WHEELERS OYSTER BAR

CHRISTOPHER HODGSON

# Whitstable

## 10-12 High Street, Whitstable, Kent, CT5 1BQ

Freehold

An exciting opportunity to acquire a substantial freehold building in the heart of Whitstable's vibrant High Street, where it enjoys a prominent trading position with high footfall amongst a wide variety of independent shops, national retailers, highly regarded cafés and restaurants. Whitstable beach, working harbour, public car parks, bus routes and mainline railway station are all within short walking distance.

Being sold with no onward chain, this double-fronted three-storey building comprises a large vacant ground floor commercial premises with a wide frontage and traditional shop front, and the first and second floors are occupied by two spacious maisonette flats.

The ground floor shop is thought suitable for a variety of businesses under use Class E, and benefits from a generous retail area, a staff kitchen, internal storage, office space, a cloakroom, and a courtyard to the rear.

The maisonette flats benefit from private entrances from the rear of the building, via an external staircase. Flat 12A has been refurbished throughout in recent years and comprises an open-plan living room with contemporary kitchen, two bedrooms and a shower room. Flat 10A now requires improvement and comprises a living room, kitchen, one bedroom and a shower room.

There is potential to extend and re-model the rear of the building to enhance either the commercial space or residential dwellings (subject to all necessary consents and approvals being obtained). Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council; [www.canterbury.gov.uk/planning](http://www.canterbury.gov.uk/planning).

### LOCATION

Whitstable is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.8 miles distant) provides frequent services to London (Victoria approximately 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR COMMERCIAL

Retail/Shop/Office 30'11" x 25'11" (9.42m x 7.90m)  
of which:  
Retail Zone A = 47.3 m<sup>2</sup>  
Retail Zone B = 7.1 m<sup>2</sup>

Office 11'11" x 6'10" (3.63m x 2.08m)

Kitchen 11' x 7'6" (3.35m x 2.29m)

Office 10' x 7'2" (3.05m x 2.18m)

Cloakroom 5'2" x 4'7" (1.57m x 1.40m)

Courtyard

FLAT 12A

Living Room/Kitchen 23'4" x 12'10" (7.11m x 3.91m)

Bedroom 1 14'9" x 12'10" (4.50m x 3.91m)

Bedroom 2 12'3" x 8'2" (3.73m x 2.49m)

Shower Room 5'5" x 4'10" (1.65m x 1.47m)

FLAT 10A

Entrance Hall 11'11" x 2'9" (3.63m x 0.84m)

Living Room 13' x 10'7" (3.96m x 3.23m)

Kitchen 9'11" x 8' (3.02m x 2.44m)

Bedroom 14'9" x 13' (4.50m x 3.96m)

Shower Room 6'8" x 6'4" (2.03m x 1.93m)

### TENANCIES

The maisonette flats are subject to the following Assured Shorthold Tenancies:

Flat 10A - Periodic tenancy due to expire on 22 June 2024 with rent at the rate of £450 per calendar month.

Flat 12A - Periodic tenancy with rent at the rate of £840 per calendar month.

### COUNCIL TAX (RESIDENTIAL)

Flats 10A & 12A are currently rated under Band A

### BUSINESS RATES (COMMERCIAL)

According to the Valuation Office Agency website the property's current description is 'Shop and Premises' and the Rateable Value is currently £30,750. For more information please visit [GOV.UK](http://GOV.UK)







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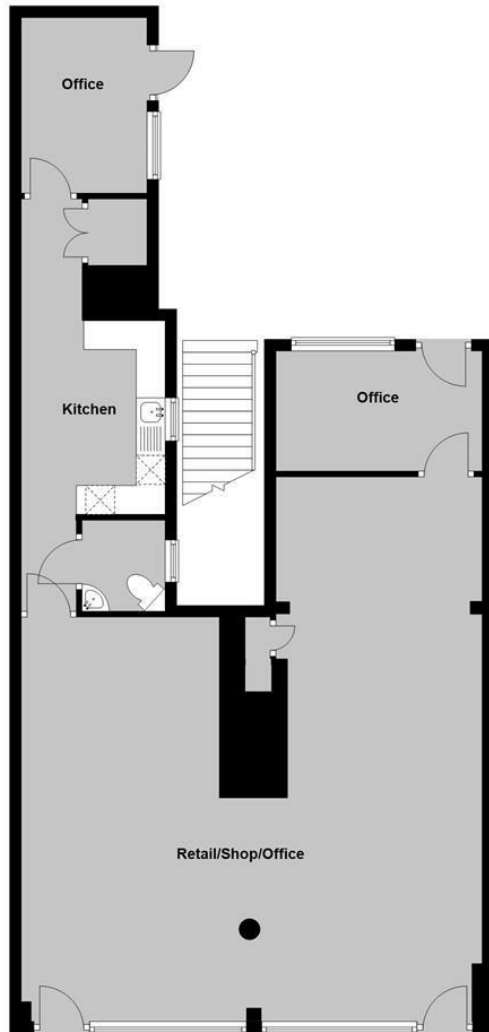
### ENERGY PERFORMANCE CERTIFICATE

**Ground Floor Shop = 57(C)**  
**Flat 12A = 66(D)**  
**Flat 10A = 40(E)**

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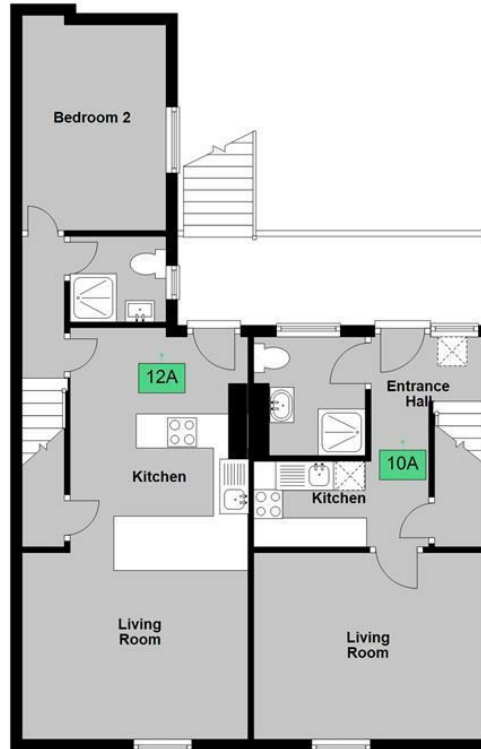
### Ground Floor

Approx. 95.9 sq. metres (1032.2 sq. feet)



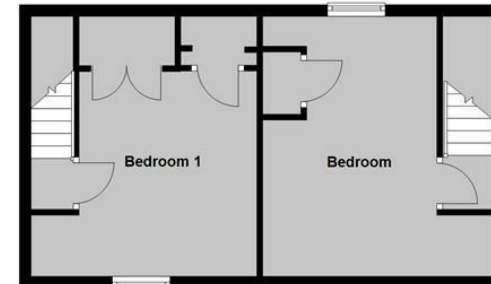
### First Floor

Approx. 69.1 sq. metres (743.3 sq. feet)



### Second Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 200.9 sq. metres (2162.1 sq. feet)





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