



Whitstable

25 Harbour Street, Whitstable, Kent, CT5 1AH

Freehold

An exciting opportunity to acquire a substantial freehold building comprising of four separate properties in the heart of Whitstable, 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 vacant possession and with no onward chain, this double-fronted three-storey building comprises a large ground floor commercial premises with a traditional shop front leading to a seated restaurant, with two garages to the rear accessed from Sea Street and an off street parking space. The first and second floors are occupied by a spacious two bedroom maisonette flat that benefits from its own

entrance to the side of the building.

In addition, there are two modern one-bedroom holiday lets which are accessed via Sea Street, each with accommodation comprising an entrance hall, open-plan living room/kitchen, a bedroom, bathroom and access to a shared roof terrace.

LOCATION

Harbour Street is a coveted beach location moments from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR SHOP & RESTURANT

- Ground Floor Shop 30'1" x 22'10" (9.17m x 6.96m)

- Kitchen 21'10" x 11'10" (6.65m x 3.61m)

- Cloakroom

- First Floor Maisonette Entrance 7'2" x 4'6" (2.18m x 1.37m)

FIRST FLOOR

- Sitting Room 20'5" x 12'4" (6.24m x 3.78m)

- Dining Room 14'4" x 9'9" (4.38m x 2.99m)

- Kitchen 14'4" x 11'8" (4.38m x 3.58m)

SECOND FLOOR

- Bedroom 1 11'2" x 8'11" (4.02m x 2.72m)

- Bedroom 2 12'2" x 11'1" (3.72m x 3.38m)

- Dressing Room 8'11" x 6'0" (2.73m x 1.83m)

- Shower Room 11'2" x 7'7" (3.42m x 2.32m)



Reeves View East, Sea Street

FIRST FLOOR

- Entrance Hall 8'10" x 4'7" (2.71m x 1.40m)
- Living Room/Kitchen 18'2" x 10'9" (5.55m x 3.28m)

SECOND FLOOR

- Bedroom 12'5" x 10'9" (3.80m x 3.28m)
- Bathroom 7'4" x 7'1" (2.25m x 2.18m)

Reeves View West, Sea Street

FIRST FLOOR

- Entrance Hall 5'7" x 5'4" (1.72m x 1.64m)
- Living Room/Kitchen 18'10" x 10'9" (5.75m x 3.28m)

SECOND FLOOR

- Bedroom 14'6" x 10'9" (4.44m x 3.28m)
- Bathroom 7'3" x 7'1" (2.23m x 2.18m)

OUTSIDE

GROUND FLOOR

- Garage 16'11" x 8'11" (5.16m x 2.72m)
- Garage 16'11" x 8'11" (5.16m x 2.72m)

FIRST FLOOR

- Roof Terrace 14'9" x 13'1" (4.50m x 4.00m)

COUNCIL TAX (RESIDENTIAL)

First Floor Flat above 25 Harbour Street is 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 £24,750. For more information please visit GOV.UK







Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

Ground Floor Shop = 63 (C)

First Floor Flat = 22 (F)

Reeves View East = 76 (C)

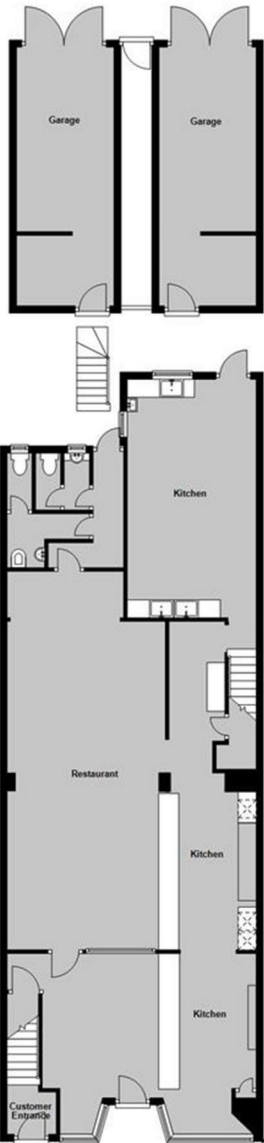
Reeves View West = 76 (C)

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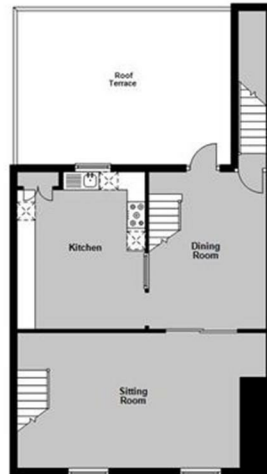
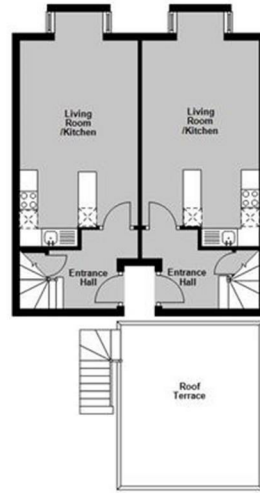
Ground Floor

Main area: Approx. 137.7 sq. metres (1422.6 sq. feet)



First Floor

Main area: Approx. 64.4 sq. metres (695.7 sq. feet)

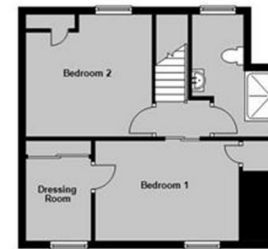
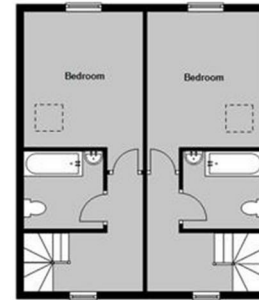


Main area: Approx. 234.8 sq. metres (2527.4 sq. feet)

Plus garage: approx. 25.5 sq. metres (274.4 sq. feet)
Plus holiday lets: approx. 101.9 sq. metres (1096.7 sq. feet)

Second Floor

Main area: approx. 42.7 sq. metres (459.1 sq. feet)





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