CHRISTOPHER HODGSON

Whitstable

£400,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

9 High Street, Whitstable, Kent, CT5 1AP

An opportunity to acquire the freehold interest in a prominent mixed-use building occupying a prime trading position in the heart of Whitstable's bustling High Street, with the ground-floor commercial premises being offered with vacant possession and the first-floor residential flat held on a long lease. Situated within a highly prominent location benefiting from strong pedestrian footfall, the property is surrounded by a mix of established independent and national retailers and is within easy reach of the seafront, working harbour and mainline railway station.

The premises extend to approximately 1,334 sq ft (124 sq m) and provide an attractive glazed frontage, open-plan retail area, kitchen, customer WC with disabled access, ancillary storage and staff facilities. Externally, the property benefits from an enclosed courtyard extending to approximately 22ft (6.8m), providing valuable outdoor seating space.

The premises are considered suitable for a variety of retail, café or professional service occupiers under Use Class E, subject to any necessary consents, and are offered with vacant possession and no onward chain.

LOCATION
Whitstable High Street is one of the town's most sought-after commercial locations, positioned in the heart of the town centre and benefiting from significant pedestrian activity throughout the year. The property is within easy reach of the seafront, working harbour, Harbour Street and a wide range of shops, cafés and leisure amenities. Whitstable railway station is within close proximity and provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. The A299 is easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

• Retail Zone A
35 sq m (376 sq ft)

• Retail Zone B
33.4 sq m (359 sq ft)

• Retail Zone C
13 sq m (140 sq ft)

• Remaining Retail Zone
34.4 sq m (370 sq ft)

• Kitchen
12.1 sq m (130 sq ft)

• Toilet

• External Storage
7.5 sq m (80 sq ft)

OUTSIDE

• Outdoor Seating Area
30 sq m (323 sq ft)

EPC (non-domestic building)
Rating = 24 (A)

RATEABLE VALUES
According to the Valuation Office Agency website the property's ground floor current description is 'Cafe and Premises' and the Rateable Value is currently £36,250.

For more information please visit GOV.UK

TENURE
Freehold, subject to the existing long lease of the first-floor residential flat.

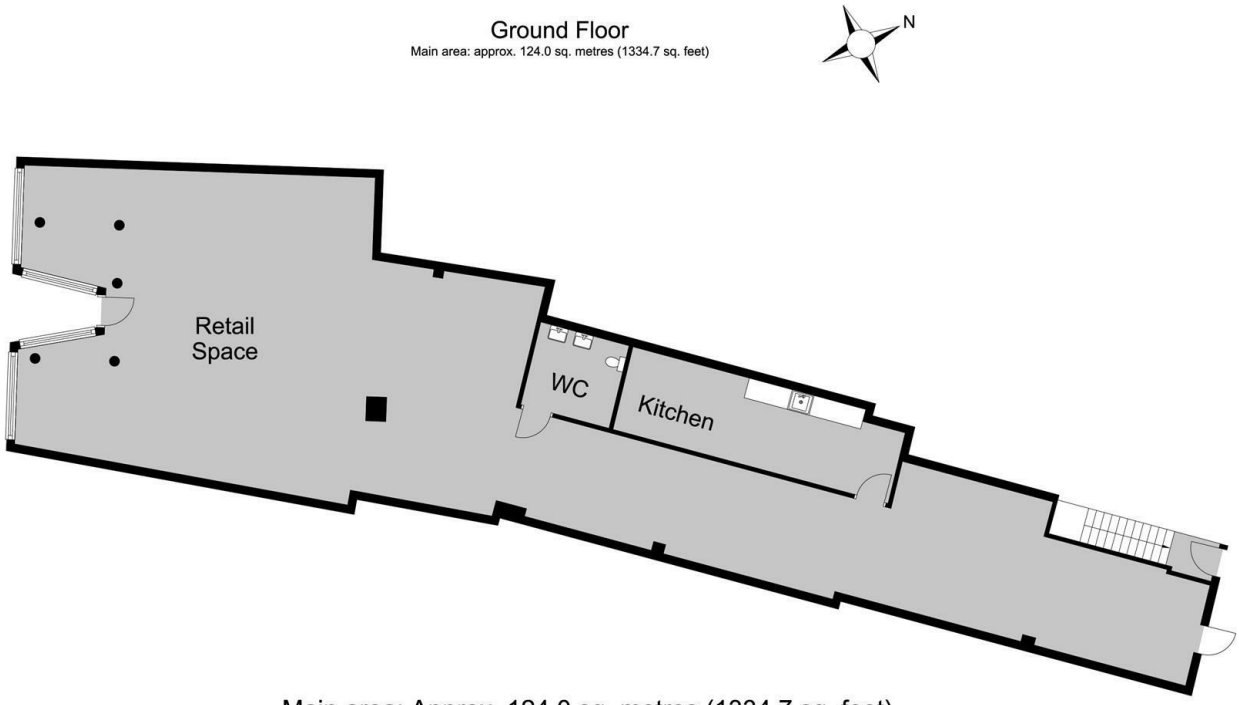
The first-floor flat is held on a 999-year lease from 3 February 2011 at a peppercorn rent. Further details and a copy of the lease are available on request.

VAT

VAT is payable in addition to the purchase price. The property is subject to an Option to Tax. Interested parties should take their own professional advice regarding the VAT implications of any transaction.

Ground Floor

Main area: approx. 124.0 sq. metres (1334.7 sq. feet)



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95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

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