

High Street, Whitstable, CT5

£1,000,000
EXCLUSIVE OF OUTGOINGS



Highly Visible Mixed Use Property For SALE

A unique grade II listed 3,347 sq ft (306.69 sq m) freehold property consisting of a large commercial premises which is let on a long commercial lease, a four-bedroom three storey residential property as well as a large rear garden, an attached partly unconverted barn and ample off street parking all offered for sale chain free. The residential portion with unconverted barn and garden are sold with vacant possession. This is a fantastic investment and/or development opportunity located in the heart of Whitstable which has endless potential.

KEYNOTES

- ✓ FANTASTIC CENTRAL LOCATION
- ✓ PRIME LOCATION IN WHITSTABLE
- ✓ GROUND FLOOR SHOP WITH BASEMENT STORAGE
- ✓ INVESTMENT /DEVELOPMENT OPPORTUNITY
- ✓ GRADE 2 LISTED
- ✓ HIGHLY VISIBLE
- ✓ CORNER LOCATION
- ✓ PROPERTY IS PARTIALLY LET WITH 20 YEAR LEASE ON COMMERCIAL PART AT £30,000PA

Inquiries



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Location

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

Description

115-117 High Street, a remarkably large, mixed use, three storey commercial and residential property located in the heart of Whitstable's popular town centre. This unique building totalling an incredible 3,347 sq ft (310.97 sqm) is positioned on an unusually large plot in the centre of the town, just a stone's throw from the beach and a short walk to the train station. Offered for sale chain free this is a fantastic opportunity to purchase a wonderful historic building full of charm and character with endless potential.

Lease

The lease to the commercial tenant who occupies the shop has just been renewed for 20 years at £30,000 p.a. on a full repairing and insuring basis. The lease contains tenant only break options in July 2031 and July 2038 respectively. There are 5 yearly open market rent reviews. There is also a tenancy at will over part of the rear of the shop which covers the rear-most room and washroom. If the tenancy at will is terminated a payment of £10,000 has to the tenant be made to facilitate the moving of the w/c. It is only envisaged this would be the case if the property were to be partially redeveloped.

Accommodation

GROUND FLOOR 1502.75 SQ FT (139 SQ MT)

FIRST FLOOR 1325 ST FT (123SQ MT)

SECOND FLOOR 519.14SQ FT (48.23 SQ FT)

Use

Class E (or other uses to Planning).

EPC

Available upon request

Legal Costs

Each party is to pay their own legal costs.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

Local Authority

Leicester City Council

Viewings

All viewings are strictly by appointment through Joint agents Azure Property Consultants Ltd & Harvey Richards & West Sales Ltd

For further information please contact:

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

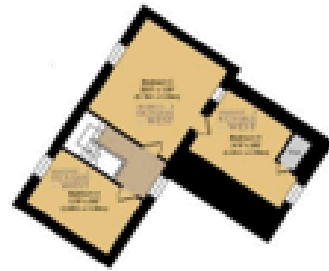
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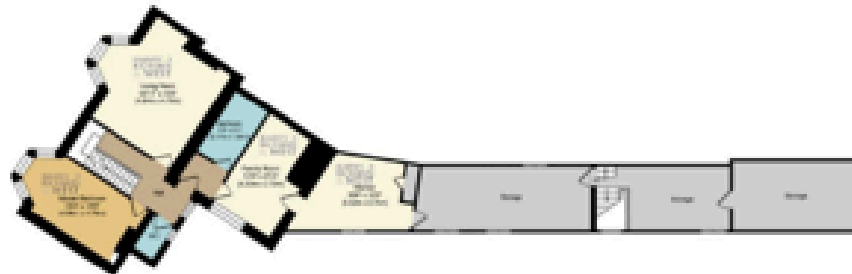
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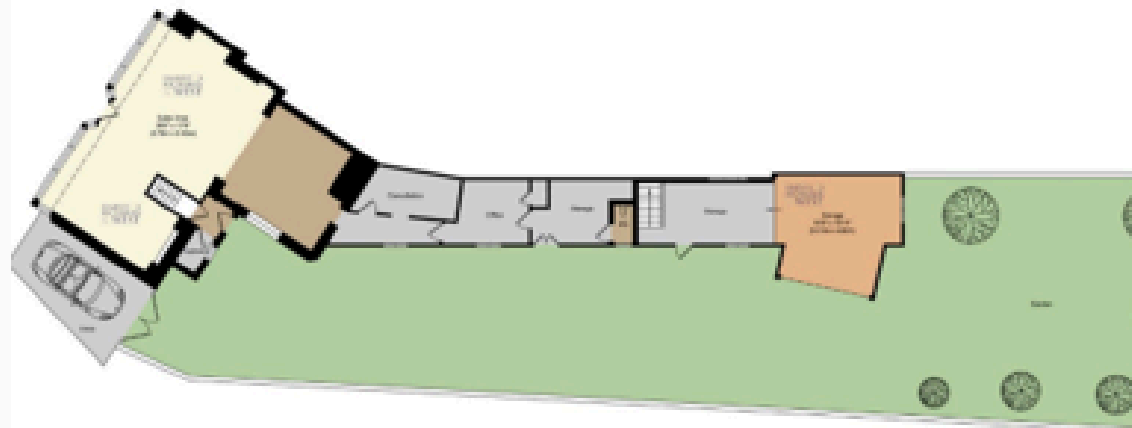
..... Restricted Head Height



Second Floor
Approximate Floor Area
519.14 sq. ft.
(48.23 sq. m)



First Floor
Approximate Floor Area
1325.36 sq. ft.
(123.13 sq. m)



Ground Floor
Approximate Floor Area
1502.75 sq. ft.
(139.61 sq. m)

TOTAL APPROX FLOOR AREA 3347.25 SQ. FT. (AREA 310.97 SQ. M)

Office space measurements have been made to ensure the accuracy of the floor area contained herein. Measurements of rooms, corridors, rooms and other areas are approximate and no responsibility shall be taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy, number and approximate area have not been tested and no guarantee as to their quantity or reliability can be given. www.mcgill.ca/2020



