

3&4, BEACH WALK, THE BEACH £695,000
CAFE, WHITSTABLE, CT5 2BP



INVESTMENT SALE RETAIL/CAFE SPACE 2 BED APARTMENT

KEYNOTES

- ✓ SEAFRONT LOCATION WHITSTABLE
- ✓ HUGE DEVELOPMENT POTENTIAL (STP)
- ✓ INCOME OF £28,200 PA FROM FLAT& CAFE
(COMMERCIAL RENT SUBJECT TO REVIEW)
- ✓ EXCELLENT FOOTFALL
- ✓ EXCELLENT VIEWS OF SEA
- ✓ TOTAL AREA 139.43sqm (1,499 sq ft)

ENQUIRIES

☎ =44 1227 770587

✉ vanessa@azurepc.co.uk

Azure Property Consultants Limited 35 Middle Wall, Whitstable,
Kent CT5 1BJ - Tel : +44 1227 770587 Registered in England and
Wales- No. 4985656 www.azurepc.co.uk
www.facebook.com/AzurePropertyConsultants



Description

The property is a cafe/restaurant located seconds from Whitstable beach and just moments away from the harbour and town centre. The property consists of a restaurant area and access through to the kitchen area. There is also an external W/C. With its own separate entrance, the first floor boasts a stunning refurbished 2 Bedroom Flat, with great sea views.

Location

Whitstable is a fashionable seaside town in East Kent known for its oyster farming, water sports and popular for the numerous seafood restaurants. There is a vibrant music and arts scene which attracts celebrities and others seeking a relaxed but cultured break. Whitstable has featured many times over recent years in the National press coinciding with a growth in holiday lettings and second home ownership. There has, over the last ten years, been a shift in the population demographic that reflects a rising middle-class/ professional influx as well as an in-pouring of the affluent "Grey" retiree group.

Property Overview:

- Location: Beach Walk, Whitstable
- Price: £695,000
- Total rental income £28,200 p.a. with outstanding rent review on Cafe due on 01/09/2024, the Sellers will leave the rent reviews to be determined by the buyers. Buyers need to satisfy themselves but we consider there is scope for an uplift in rent.
- Type: Mixed-use property (Café and self contained apartment above)

Investment Highlights:

- Prime location in a popular seaside town known for its charm and tourism.
- Established rental income from both the café and apartment.
- Potential for capital appreciation due to desirable location and ongoing demand for coastal properties.
- Opportunity for further development or enhancement of the café space.

Apartment Details:

- Current Lease: AST for 12 months from 15/11/2024 @ £1,100 per month
- Apartment Size:
- Total Area: 60.45 sq m (650 sq ft)
- 2 Bedrooms, a Dining room/Living room, kitchen and shower room
- Views: Stunning sea views

Café Details:

- Current Rent: £15,000 per annum on a full Repairing & Insuring lease, subject to review as noted above.

Ground Floor Area:

- Restaurant area: 65.59 sq m (705 sq ft)
- Kitchen area: 13.39 sq m (144 sq ft)
- Total Café Area: 78.98 sq m (849 sq ft)

Size

See tenancy Schedule

Use

The permitted use is as a retail shop within Class E of the Town and Country Planning (Use Classes) order.

It is considered that the property may be suitable for a variety of different uses subject to all usual consents being obtained.

Rates

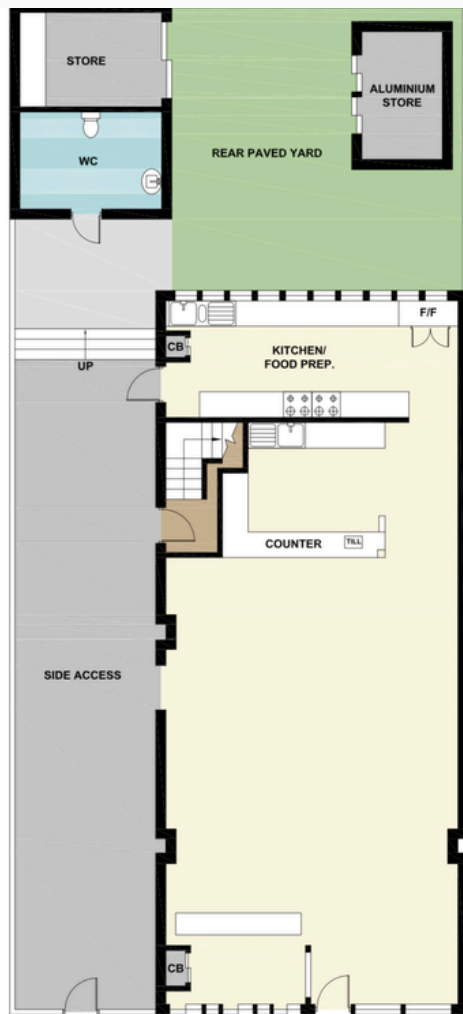
The Property has a rateable value of £10,750

Council Tax A for Apartment

EPC

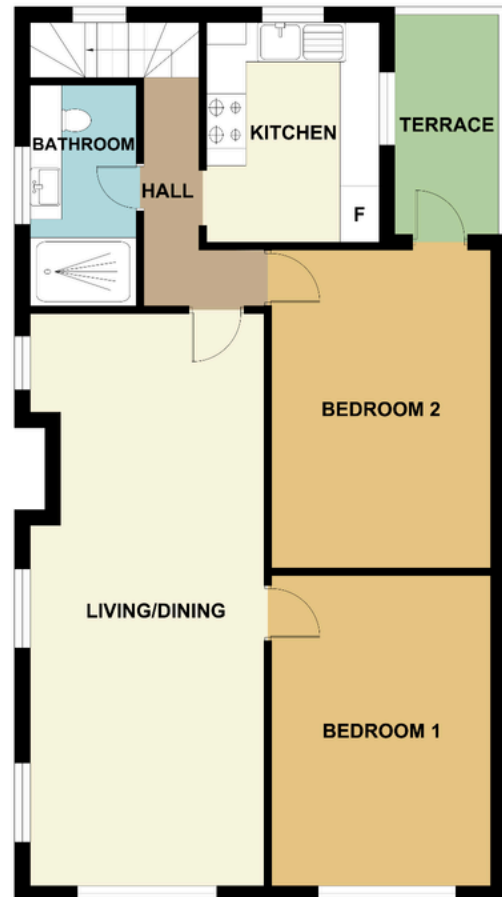
Please see tenancy schedule

GROUND FLOOR PLAN



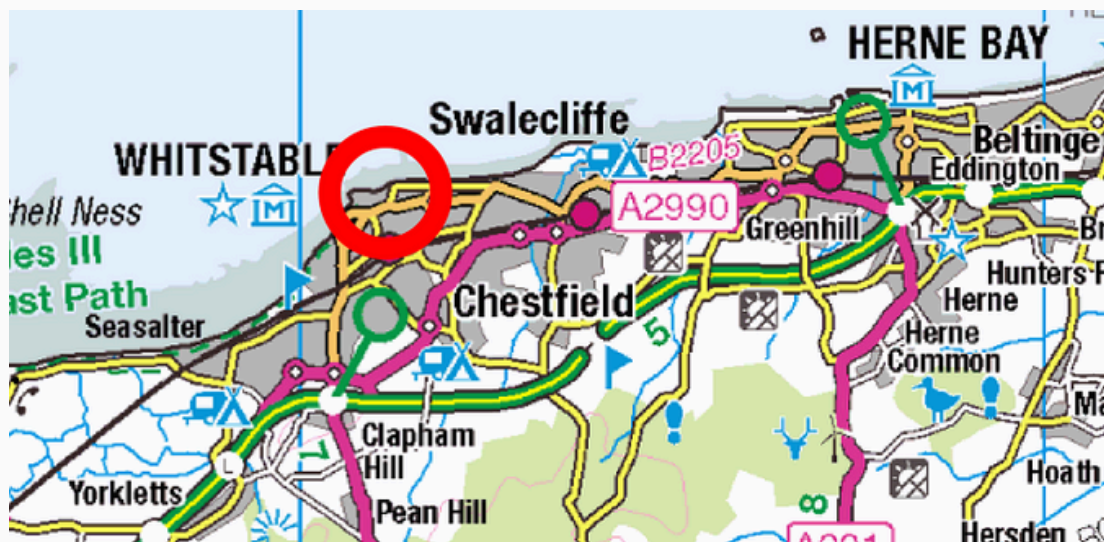
APPROXIMATE FLOOR AREA
1021.60 sq. ft
(94.91 sq. m)

FIRST FLOOR PLAN



APPROXIMATE FLOOR AREA
650.67 sq. ft
(60.45 sq. m)

LOCATION PLAN





Legal Costs

Each party to be responsible for their own reasonable legal costs in preparing the new lease.

VAT

We understand that the property not elected for VAT.

Local Authority

Canterbury Council

Viewings

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

Attn. Vanessa Mokwena

Tel. 01227 770587

Mobile: 07780398553

vanessa@azurepc.co.uk

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