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Discovery Park, Innovation House Innivation Way, Sandwich, Kent, CT13 9FF



38 MAYDOWNS ROAD
WHITSTABLE

£575,000

- Impressive cattery licensed for 36 cats
- Sought After Location
- Turnover 2017 £30,739
- Genuine growth potential
- Three bedroom Detached Chalet Bungalow
- Retirement sale
- Viewing Highly Advised
- EPC Rating - D
- Commercial Finance Options Available

LOCATION

The popular seaside town of Whitstable is situated on the stunning North Kent coast, 7 miles north of the historical city of Canterbury and less than 60 miles from central London. With its quaint alley ways, colourful high street and peaceful shingle beaches this town has a lot to offer both residents and holiday makers.

Famous for its working harbour and oysters; which have been collected in the area since Roman times and celebrated at the annual July Whitstable Oyster Festival. For entertainment there are excellent water sport facilities, plenty of art galleries, and a wealth of independently run restaurants, boutiques and cafes to enjoy along the vibrant high street.

The Crab and Winkle Way, one of the earliest passenger railways and the first ever steam-powered railway in the world, follows the disused railway line between Canterbury and Whitstable, and is now a popular walking and cycle route through woods and countryside. Road links via the A299 Thanet Way give easy access to the M2 for travel to London and beyond. Whitstable also has a main line train station providing fast and frequent links into London Victoria (1hr 30 mins) and London St Pancras (1hr 11mins).

ABOUT

BUSINESS OPPORTUNITY WITH SUPERB LIVING ACCOMMODATION IN FANTASTIC LOCATION. COMMERCIAL FINANCE OPTIONS AVAILABLE!

(VIRTUAL TOUR AVAILABLE)

Description

Miles & Barr Commercial is delighted to offer onto the market this great opportunity to purchase this well known and well respected cattery business which is situated in the ever popular village of Chestfield just on the outskirts of Whitstable, North East Kent.

The business was established by the current owners in 2005 and consists of 18 double pens allowing for 36 cats in total and built of traditional timber and mesh construction, all of which provide a stress free environment overlooking parts of the garden. All of the pens have been well maintained and are presented in very good condition due to the constinious maintenance program in place.

The Detached owners accommodation is modern throughout and offers amble living space and three double bedrooms one with en suite bathroom. The property has undergone a refurbishment programme since the current owners took ownership and it has been carefully modernized to a high standard with a new, modern fitted kitchen which was installed in 2017, along with a full width brick built conservatory and shower room.

Registered Numbers

The cattery is licenced for a maximum of 36 cats in 18 double pens.

Fees

Prices are £9 per night for a single cat or £14 for two cats.

Accounts

Current records and accounts can be inspected after a viewing by genuinely interested parties.

Trading Hours

Monday to Saturday 09:00 to 12:00.

Staff

The business is managed by both owner's on a daily basis.

Viewing is highly recommended to appreciate all on offer.

DESCRIPTION

Internal Details

Ground Floor

Entrance

Via main door leading to

Reception Hall

Doors to;

Shower Room

With a double glazed window, fully tiled walls, shower cubicle, pedestal mounted hand basin and a WC.

Bedroom One

Double bedroom with a double glazed window to front aspect.

Bedroom Two

Double bedroom with a double glazed bay window to front aspect, built in wardrobes and access to en-suite which comprises of a double glazed side aspect, part tiled walls, panel enclosed bath with shower over, wash hand basin with vanity unit under and a WC.

Kitchen

Modern kitchen which was refitted to a high standard in November 2017 and comprises of a full range of base and eye level wall mounted units, butchers block effect work tops, part tiled walls, a door to the garden, exposed brick work, space for range cooker and an under counter fridge. There is also a door to the conservatory and an office.

Lounge/Diner

L Shape with stairs to first floor, a feature log burner, double glazed windows to rear aspect and French doors to the conservatory.

Conservatory

A brick built conservatory with double glazed units and French doors to the garden, wood effect flooring and access to the office, which has wood effect flooring and double glazed windows overlooking the garden.

First Floor Landing

Double glazed window overlooking the garden and doors leading to:

Bedroom Three

Double bedroom which is an eaved room with a double glazed front aspect window and Velux window.

Bathroom

Velux window, ¾ tiled walls, pedestal mounted hand basin, WC and heated towel rail.

External Details

The property and business benefit from a well-established, low maintenance rear garden which has an array of mature trees and shrubs in raised boarders. There is a storage shed and also an office with counter, lighting and power points. The current owners have also installed a large brick built fish pond which is well stocked with Koi Carp.

