CHRISTOPHER HODGSON









Whitstable

To Let

£9,000 Per Annum Subject to VAT

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

Unit 3, Goldfinch Art Centre, Sea Wall, Whitstable, Kent, CT5 1BX

A lock-up retail unit with a cloakroom, extending to 172 sq ft (16 sq m) situated in an enviable position on Whitstable's desirable Sea Wall, moments from Whitstable's charming pebble beach, where a short and pleasant stroll will take you to the famous working harbour, The Horsebridge Arts and Community Centre, and Harbour Street with its array of independent shops and highly regarded restaurants. Whitstable Station (0.6 miles).





LOCATION
Sea Wall is a desirable location in Whitstable, conveniently positioned moments from the beach and town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of independent boutique shops, café bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London, (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

• EPC (non-domestic building)
Rating = 118 (E)

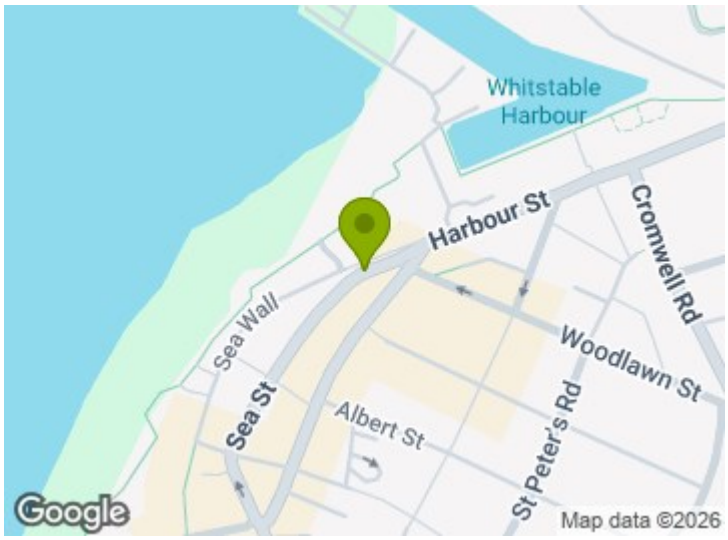
• BUSINESS RATES (COMMERCIAL)
To be confirmed by the Valuation Office Agency (VOA)

• TERMS
A new lease is available by negotiation for an initial term of 1 year, on annual renewable terms

• VAT
The property has been elected for VAT, and VAT will be charged on the rent and other sums due under the lease.

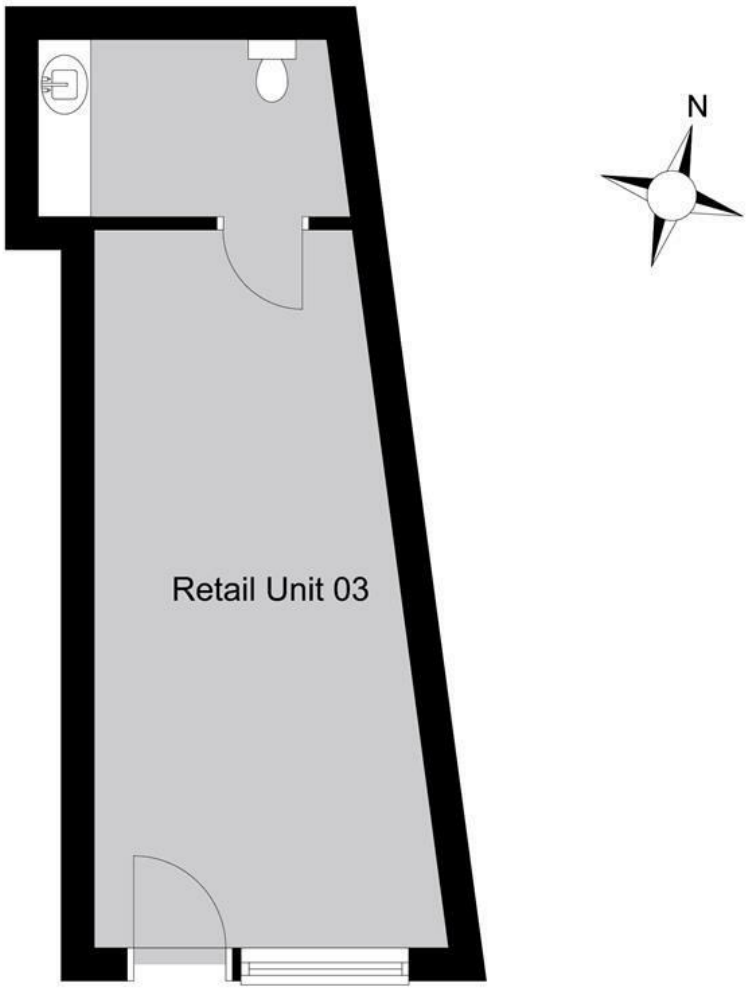

THE FORGE




Whitstable Harbour
Harbour St
Cromwell Rd
Sea Wall
Woodlawn St
Sea St
Albert St
St Peter's Rd
Google
Map data ©2026

Ground Floor

Main area: approx. 16.0 sq. metres (172.2 sq. feet)



Main area: Approx. 16.0 sq. metres (172.2 sq. feet)

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

EPC Rating
118 (E)

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

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK