



Whitstable

To Let **£24,000 Per Annum**

...for Coastal, Country & City living.

Whitstable

28 Harbour Street, Whitstable, Kent, CT5 1AH

A rare and exciting opportunity to acquire ground floor double-fronted restaurant premises in a bold and prominent location on Whitstable's thriving Harbour Street, which enjoys a busy trading position with high footfall. Whitstable's bustling High Street is moments away includes a variety of both independent and national retailers, and is on a bus route to the Cathedral City of Canterbury.

The premises extend in total to approximately 724 sq ft (67 sq m) with a double frontage of 22ft (6.8m) and an internal depth to the main Delicatessen area of 27ft (8.4m). There are two small courtyard areas to the rear of the building, used for storage and access to both staff and customer toilet facilities.

The property is offered to let with insuring and repairing obligations. Suitable for commercial uses under use classes A3, A4 and A5 (Restaurant and Cafes/Drinking Establishments and Hot Food takeaways).



Location

Harbour Street is a coveted beach location moments from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

The approximate measurements are:

- **Delicatessen**
27'9" x 9'4" (8.46m x 2.84m)
at maximum points
- **Restaurant**
19'5" x 11' (5.92m x 3.35m)
at maximum points
- **Prep Kitchen**
9' x 8'1" (2.74m x 2.46m)
at maximum points
- **Kitchen**
12' x 11'1" (3.66m x 3.38m)
at maximum points
- **Staff WC**



• Customer WC

• EPC (non-domestic building)

Rating = E (105)

• Rateable Value

According to GOV.UK the rateable value for this property is £13,800

Terms

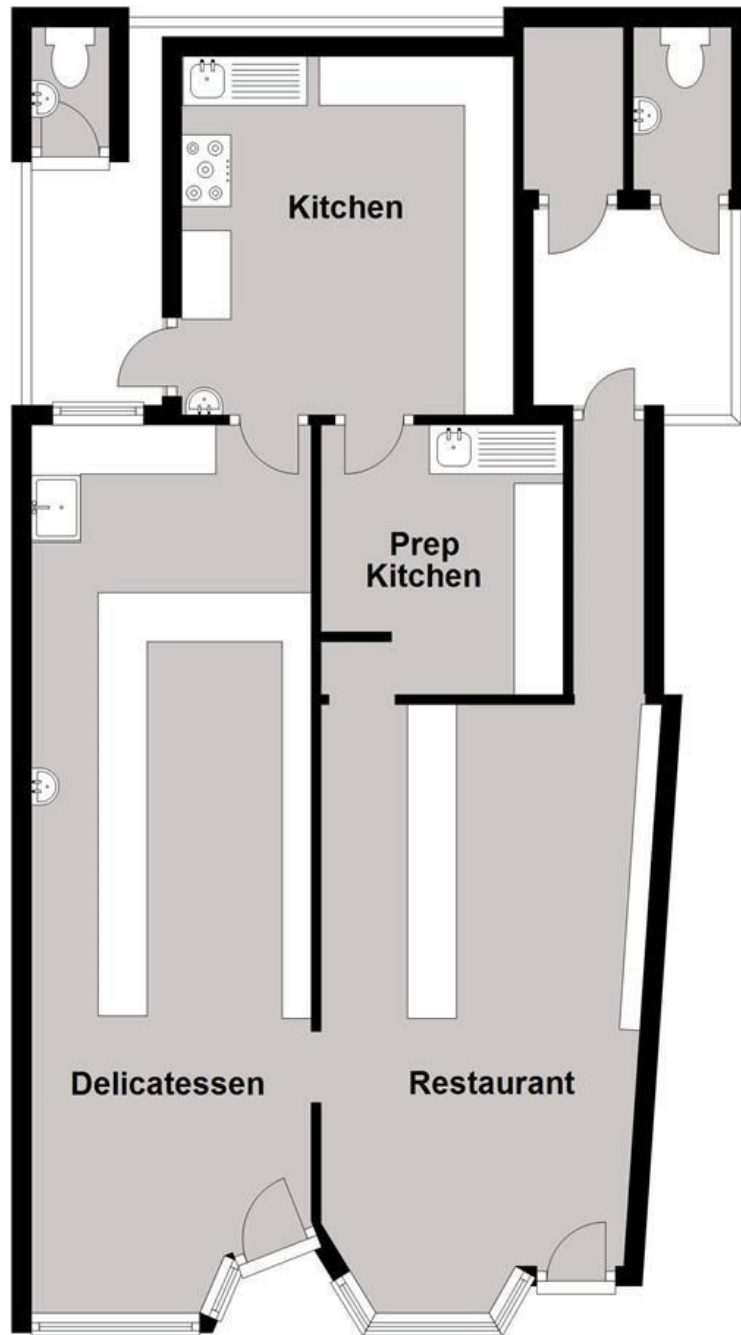
- The property is available to let on a new fully repairing and insuring lease for a term to be agreed
- Each party to bear their own legal costs
- Rent at the rate of £24,000 per annum exclusive of rates and VAT (if applicable)

Contents & Furnishings

Available by separate negotiation



Ground Floor
Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.4 sq. feet)

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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