CHRISTOPHER HODGSON









Whitstable

To Let £25,000 Per Annum Subject to VAT

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

Unit 2, 132-134 Cromwell Road, Whitstable, Kent, CT5 1NQ

A unique and exciting opportunity to acquire a substantial ground floor commercial unit situated within the heart of Whitstable town centre, ideally positioned within close proximity to the bustling high street and Whitstable mainline railway.

This spacious and diverse commercial unit is offered to let with insuring and repairing obligations is suitable for retail/professional service commercial uses (under Use Class E - Commercial, Business & Service) and provides approximately 1700 sq ft (158 sq m) office/retail space, contained on one floor and enjoying prominent roadside frontage with high footfall.

The property benefits from 7 allocated parking spaces located to the rear of the unit.







LOCATION
Cromwell Road is a popular residential location situated in close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The town also benefits from a mainline railway station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins . The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

• Retail Area
The premises provides approximately 1,700 sq ft (158 m sq) over ground floor only.

• Parking
Seven allocated parking spaces.

EPC (non-domestic building)
Rating = 34 (B)

BUSINESS RATES
According to the Valuation Office Agency website the property's current description is 'Shop and Premises' and the Rateable Value is currently £6,477.33.

For more information please visit GOV.UK

TERMS
- The property is available to let on a new fully repairing and insuring lease for a 10 year term
- Rent exclusive of rates and VAT
- Rent deposit of £6,250 to be paid on completion (equivalent of 3 months rent)
- Lease to be outside the provisions of section 24-28 of the Landlord and Tenant Act 1954 Part II
- Rent reviews at 3, 6 and 9 years, linked to RPI
- Each party will be responsible for their own legal costs
- Service Charge – £2,575.75

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

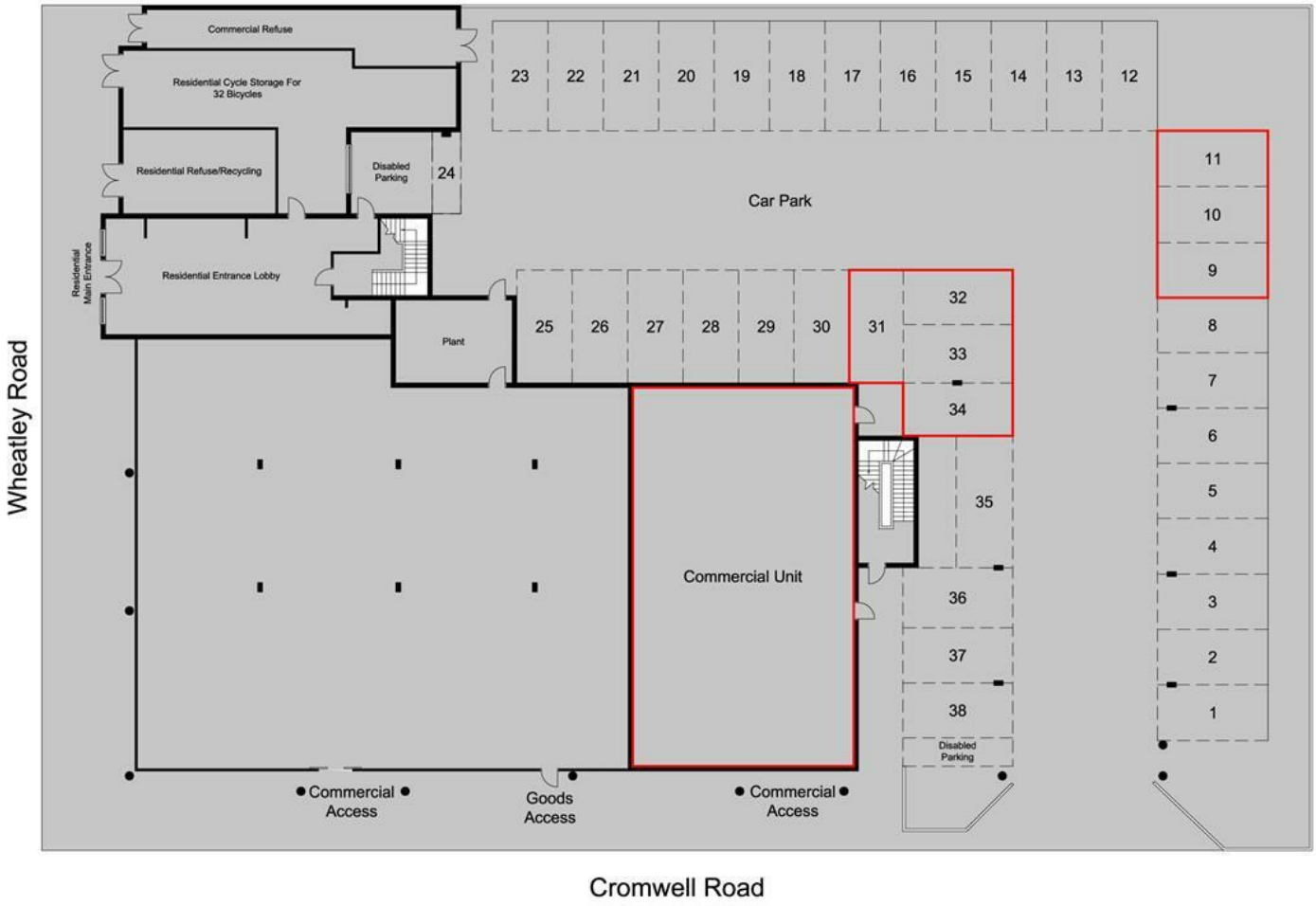







PLAY SESSIONS
MEMBERSHIPS
PARTIES
CLASSES
BABY


Whitstable Castle
& Gardens
Tankerton Rd
TANKERTO
Whitstable
St Annes Rd
High St
Queen's Rd
Church St
Google
Map data ©2026



Main area: Approx. 157.9 sq. metres (1700.0 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
34 = B

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