

# CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£215,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



# Tankerton, Whitstable

*142 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AN*

A rare and exciting opportunity to acquire a ground floor shop premises in a bold and prominent location on thriving Tankerton Road. Nearby retailers include, Tesco Express, Domino's Pizza, William Hill as well as independent retailers including butchers, bakers, estate agents, restaurants, cafes, antique shops and florists. The property is also on a bus route and is one of the main approaches to Whitstable.

Being sold with vacant possession, the premises extend in total to approximately 540 sq ft (50 sq m) and provide a retail area with good frontage, a treatment room, kitchenette and WC. This premises is suitable for retail/professional services commercial uses (under Use Class E - Commercial, Business & Service).



## LOCATION

Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer 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 popular town of Whitstable is approximately 0.9 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

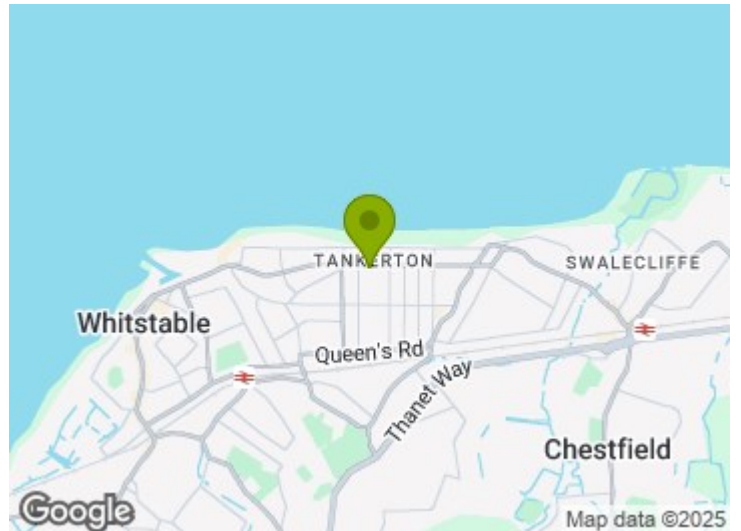
## ACCOMMODATION

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

- Ground Floor Retail Area 24'3" x 17'11" (7.39m x 5.46m)
- Treatment Room 10'2" x 6'2" (3.10m x 1.88m)
- Kitchen 10'2" x 9'1" (3.11m x 2.77m)
- W/C 4'6" x 2'7" (1.37m x 0.79m)

## BUSINESS RATES (COMMERCIAL)

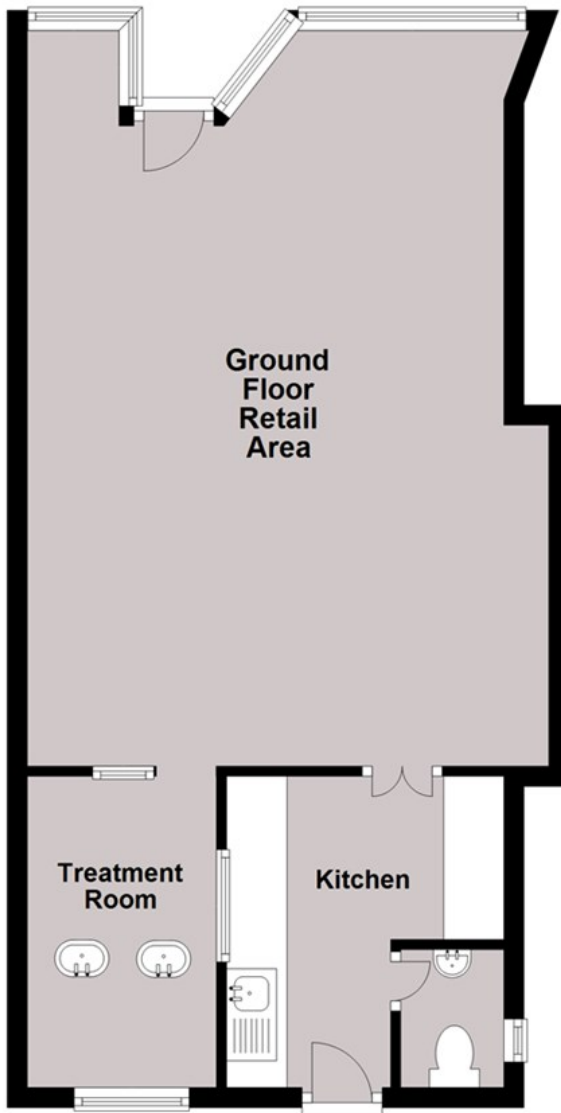
According to the Valuation Office Agency website the property's current description is 'Shop and Premises' and the Rateable Value is currently £8,600. For more information please visit [GOV.UK](http://GOV.UK)





## Ground Floor

Approx. 50.2 sq. metres (540.5 sq. feet)



Total area: approx. 50.2 sq. metres (540.5 sq. feet)

Christopher Hodgson Estate Agents for itself and as for the vendor or 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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

Energy Efficiency Rating		Current	Target
100 Energy efficient - Green rating scale	A		
75-100 Energy efficient - Green rating scale	B		
50-75 Energy efficient - Amber rating scale	C	70	70
25-50 Energy efficient - Amber rating scale	D		
10-25 Energy efficient - Amber rating scale	E		
1-10 Energy efficient - Amber rating scale	F		
1-10 Energy efficient - Amber rating scale	G		

England & Wales  
EPC Directive  
2002/91/EC

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

