



CHRISTOPHER HODGSON

Whitstable

25 Harbour Street, Whitstable, Kent, CT5 1AH

Freehold

An exciting opportunity to acquire a substantial freehold building comprising of four seperate properties in the heart of Whitstable, where it enjoys a prominent trading position with high footfall amongst a wide variety of independent shops, national retailers, highly regarded cafés and restaurants. Whitstable beach, working harbour, public car parks, bus routes and mainline railway station are all within short walking distance.

Being sold with vacant possession and with no onward chain, this double-fronted three-storey building comprises a large ground floor commercial premises with a traditional shop front leading to a seated restaurant, with two garages to the rear accessed from Sea Street and an off street parking space. The first and second floors are occupied by a spacious two bedroom maisonette flat that benefits from it's own

entrance to the side of the building.

In addition, there are two modern one-bedroom holidays lets which are accessed via Sea Street, each with accommodation comprising an entrance hall, open-plan living room/kitchen, a bedroom, bathroom and access to a shared roof terrace.

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.

ACCOMMODATION

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

GROUND FLOOR SHOP & RESTURANT

- Ground Floor Shop 30'1" x 22'10" (9.17m x 6.96m)

- Kitchen 21'10" x 11'10" (6.65m x 3.61m)

- Cloakroom

- First Floor Maisonette Entrance 7'2" x 4'6" (2.18m x 1.37m)

FIRST FLOOR

- Sitting Room 20'5" x 12'4" (6.24m x 3.78m)

- Dining Room 14'4" x 9'9" (4.38m x 2.99m)

- Kitchen 14'4" x 11'8" (4.38m x 3.58m)

SECOND FLOOR

- Bedroom 1 13'2" x 8'11" (4.02m x 2.72m)

- Bedroom 2 12'2" x 11'1" (3.72m x 3.38m)

- Dressing Room 8'11" x 6'0" (2.73m x 1.83m)

- Shower Room 11'2" x 7'7" (3.42m x 2.32m)



Reeves View East, Sea Street

FIRST FLOOR

- Entrance Hall 8'10" x 4'7" (2.71m x 1.40m)
- Living Room/Kitchen 18'2" x 10'9" (5.55m x 3.28m)

SECOND FLOOR

- Bedroom 12'5" x 10'9" (3.80m x 3.28m)
- Bathroom 7'4" x 7'1" (2.25m x 2.18m)

Reeves View West, Sea Street

FIRST FLOOR

- Entrance Hall 5'7" x 5'4" (1.72m x 1.64m)
- Living Room/Kitchen 18'10" x 10'9" (5.75m x 3.28m)

SECOND FLOOR

- Bedroom 14'6" x 10'9" (4.44m x 3.28m)
- Bathroom 7'3" x 7'1" (2.23m x 2.18m)

OUTSIDE

GROUND FLOOR

- Garage 16'11" x 8'11" (5.16m x 2.72m)
- Garage 16'11" x 8'11" (5.16m x 2.72m)

FIRST FLOOR

- Roof Terrace 14'9" x 13'1" (4.50m x 4.00m)

COUNCIL TAX (RESIDENTIAL)

First Floor Flat above 25 Harbour Street is currently rated under Band A

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 £24,750. For more information please visit GOV.UK







Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

Ground Floor Shop = 63 (C)

First Floor Flat = 22 (F)

Reeves View East = 76 (C)

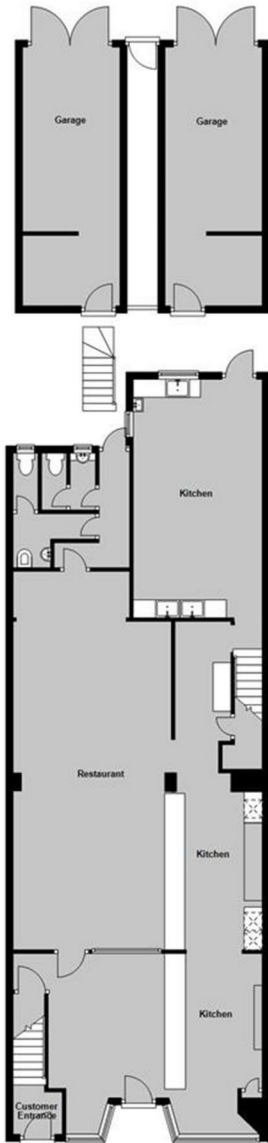
Reeves View West= 76 (C)

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.



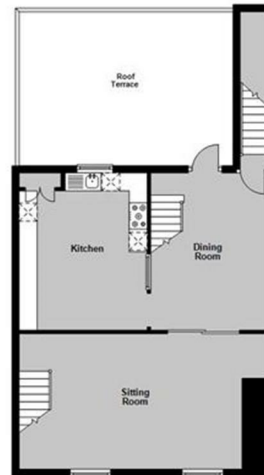
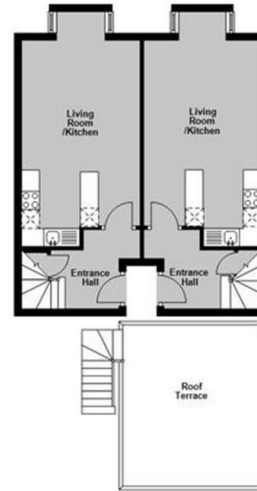
Ground Floor

Main area approx. 137.7 sq. metres (1482.6 sq. feet)
Plus garage approx. 50 sq. metres (538.2 sq. feet)



First Floor

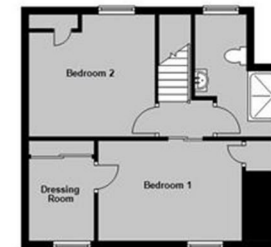
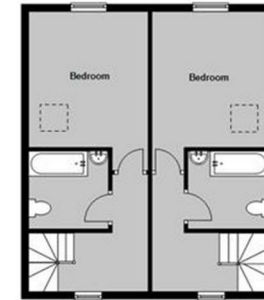
Main area approx. 64.4 sq. metres (695.7 sq. feet)
Plus terrace approx. 30.5 sq. metres (329.7 sq. feet)



Main area: Approx. 234.8 sq. metres (2527.4 sq. feet)
Plus garage approx. 29.5 sq. metres (316.1 sq. feet)
Plus holiday site approx. 101.9 sq. metres (1096.7 sq. feet)

Second Floor

Main area approx. 42.7 sq. metres (459.1 sq. feet)
Plus terrace approx. 10.5 sq. metres (113.0 sq. feet)





95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe