CHRISTOPHER HODGSON









Whitstable

£85,000 Leasehold Subject to VAT

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

12 Diamond Road, Whitstable, Kent, CT5 1LZ

An opportunity to acquire a ground floor commercial premises ideally positioned within moments of the beach, less than 500 metres from Whitstable's famous working harbour, and a short stroll from the bustling town centre and Harbour Street with its boutique shops, popular café bars and highly regarded restaurants. Whitstable mainline railway station is less than 400 metres distant.

Being sold with vacant possession, the premises extend to approximately 473 sq ft (44 sq m) and provide a retail area with good frontage, a kitchen area and a cloakroom.

The premises are suitable for retail and professional services uses within Use Class E (Commercial, Business and Service).

The property benefits from one allocated parking space within the undercroft parking area accessed from Westmeads Road, together with further private off-street parking to the forecourt accessed from Diamond Road.





LOCATION
Diamond Road is conveniently situated within easy reach of Whitstable town centre, the seafront, working harbour, railway station and a wide range of shops, restaurants and amenities. Whitstable is a fashionable town by the sea renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Whitstable railway station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. The A299 is easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

• Ground Floor Retail Area 29'9" x 13'3" (9.08m x 4.06m)

• Kitchen Area

• Cloakroom

OUTSIDE

• Parking
Two parking spaces located in the undercroft parking area.

EPC (non-domestic building)
Rating = 20 (A)

RATEABLE VALUES
According to the Valuation Office Agency website the property's current description is 'Store and Premises' and the Rateable Value is currently £4,350.

TENURE
Leasehold with vacant possession on completion.

LEASE
The property is being sold with the remainder of a 125 year lease from 1st January 2015 (subject to confirmation from vendor's solicitor).

SERVICE CHARGE
We have been advised that the Service Charge for 2026/2027 will be £375.76 per annum and to include buildings insurance (subject to confirmation from vendor's solicitor).

GROUND RENT
Peppercorn (subject to confirmation from vendor's solicitor).

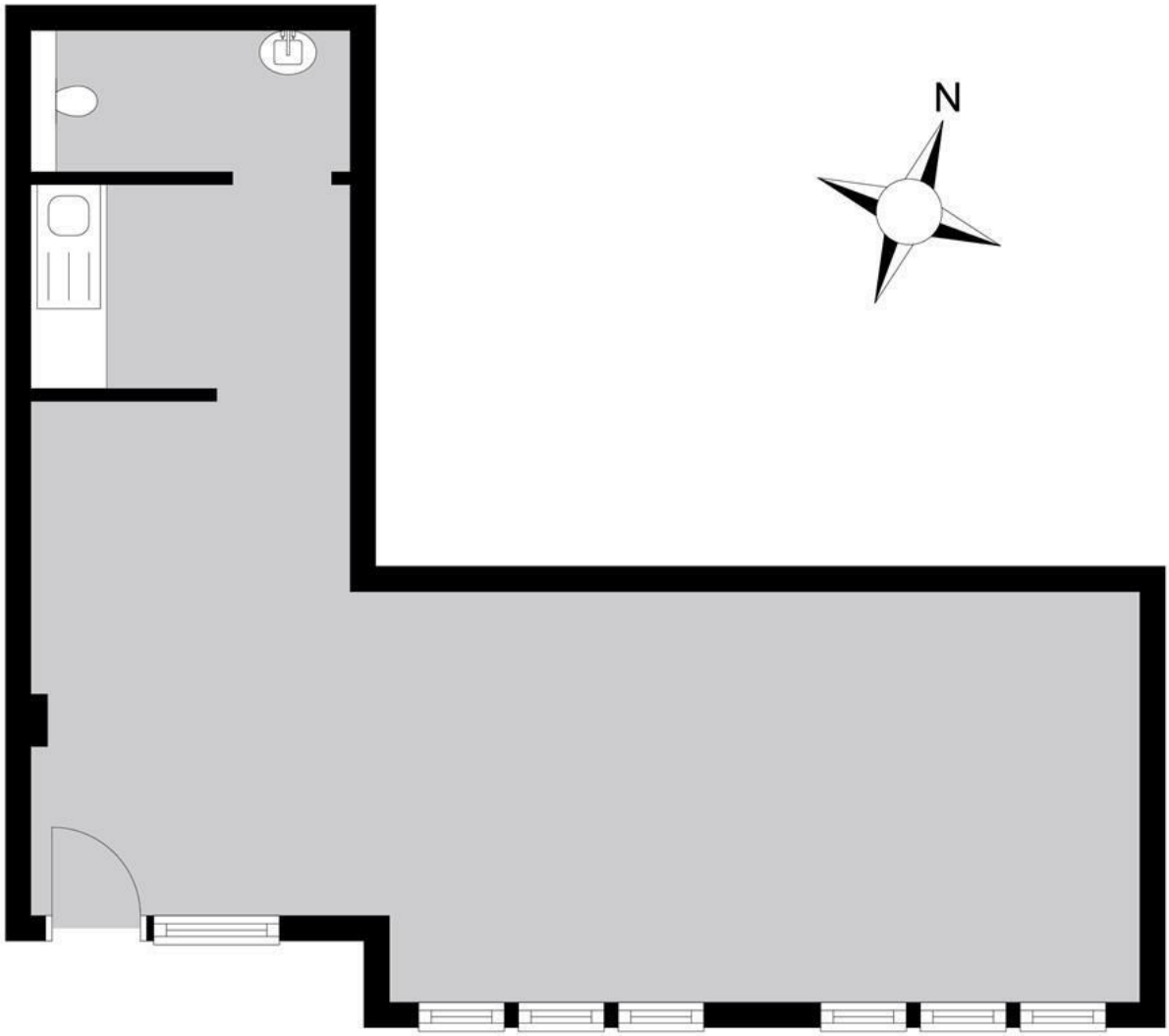
VAT
VAT is payable in addition to the purchase price. The property is subject to an Option to Tax. Interested parties should take their own professional advice regarding the VAT implications of any transaction.


WESTMEADS ROAD




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

Ground Floor
Main area: approx. 44.0 sq. metres (473.6 sq. feet)



Main area: Approx. 44.0 sq. metres (473.6 sq. feet)

EPC RATING = 20 (A)

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