CHRISTOPHER HODGSON

Whitstable

49 & 49A Harbour Street, Whitstable, Kent, CT5 1AQ

Freehold

An exciting opportunity to acquire a substantial freehold mixed-use investment property in the heart of Whitstable, enjoying a prominent trading position with high footfall amongst a diverse mix of independent shops, national retailers, highly regarded cafés and restaurants. Whitstable beach, working harbour, public car parks, bus routes and the mainline railway station are all within a short walk.

The property is available with no onward chain and comprises a substantial three-storey period building arranged as a ground floor restaurant and a spacious two-bedroom maisonette. The commercial premises is let on a full repairing and insuring lease, producing an established income stream until 2029, and comprises a restaurant dining area, kitchen, store room, utility space and cloakroom.

The first and second floors comprise a beautifully presented and exceptionally spacious two-bedroom maisonette, accessed via its own private entrance to the side of the building and benefiting from a private courtyard garden.

The residential accommodation is available with vacant possession following notice having been served by the current occupier, presenting an opportunity for owner occupation, re-letting on a residential tenancy, or holiday letting (subject to any necessary consents).

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

- Restaurant Dining Area 19'11" x 11'10" (6.07m x 3.61m)
- Dining Area 11'5" x 7'10" (3.48m x 2.39m)
- Kitchen 23'8" x 10'3" (7.22m x 3.12m)
- Store Room 7'10" x 7'3" (2.40m x 2.20m)
- Cloakroom
- Utility
- Entrance To Flat

FIRST FLOOR

- Living Room 21'2" x 12'11" (6.45m x 3.93m)
- Kitchen/Breakfast Room 21'10" x 10'3" (6.66m x 3.12m)
- Bathroom

SECOND FLOOR

- Bedroom 1 11'11" x 10'8" (3.63m x 3.25m)
- Bedroom 2 10'8" x 10'8" (3.26m x 3.24m)
- Cloakroom

OUTSIDE

- Courtyard Garden 13'8" x 9'7" (4.17m x 2.92m)

Rateable Values
According to the Valuation Office Agency website the property's ground floor current description is 'Shop and Premises' and the Rateable Value is currently £12,000.

For more information please visit GOV.UK

Tenure
Freehold with vacant possession on completion.

Lease
The ground floor commercial premises is subject to a full repairing and insuring lease for a term of five years from and including the date 27/07/2024 with rent at the rate of £30,000 per annum.

Tenancy
The maisonette flat is subject to the following Assured Periodic Tenancy:
49A Harbour Street - Periodic tenancy due to expire on 02/08/2026 with rent at the rate of £1,450 per calendar month.

PLEASE WAIT TO BE SEATED
PULL

OLD NEPTUNE

Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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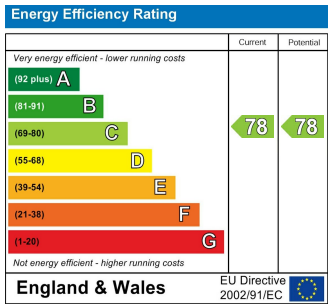
ENERGY PERFORMANCE CERTIFICATE



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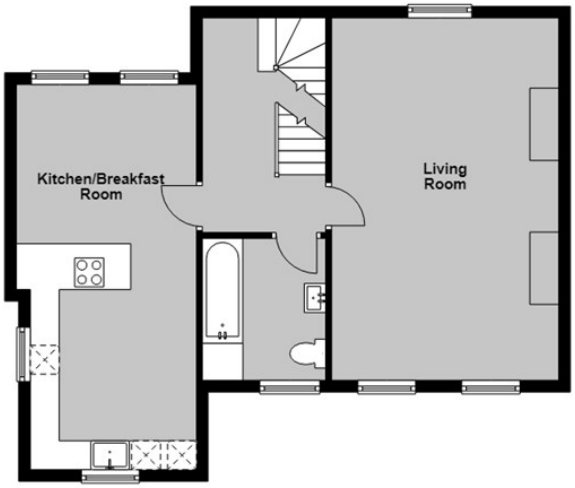
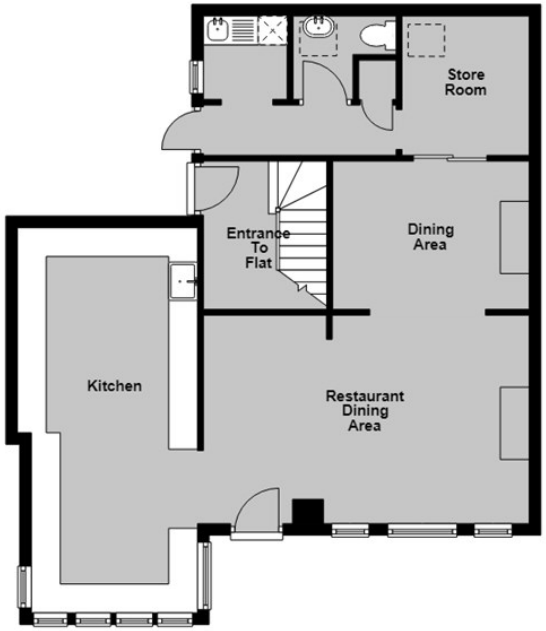
First Floor

Approx. 59.9 sq. metres (644.4 sq. feet)



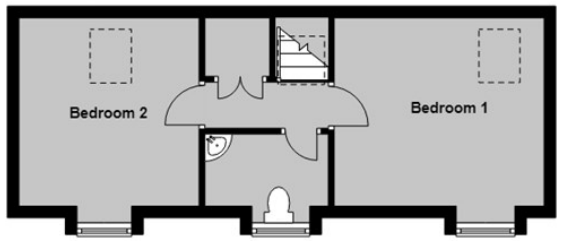
Ground Floor

Approx. 69.4 sq. metres (746.9 sq. feet)



Second Floor

Approx. 30.8 sq. metres (332.1 sq. feet)



Total area: approx. 160.1 sq. metres (1723.4 sq. feet)

FOR COASTAL, COUNTRY & CITY LIVING

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