

# CHRISTOPHER HODGSON



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



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# 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 a 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

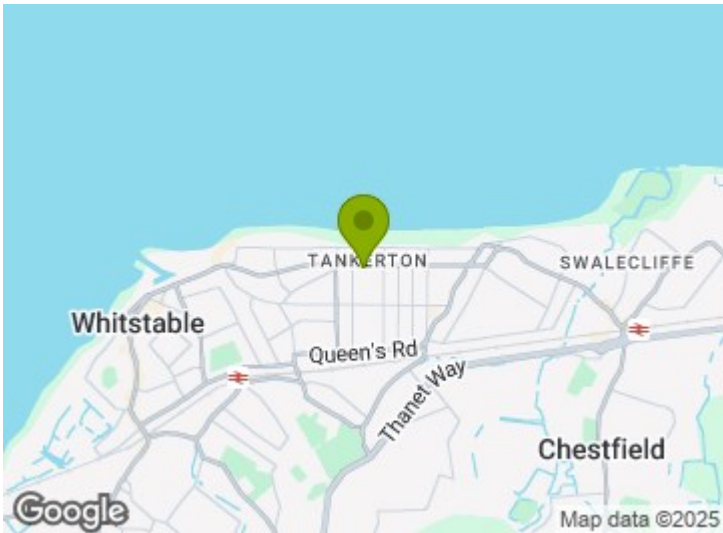
The accommodation and approximate measurements (taken at maximum points) are:

- 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

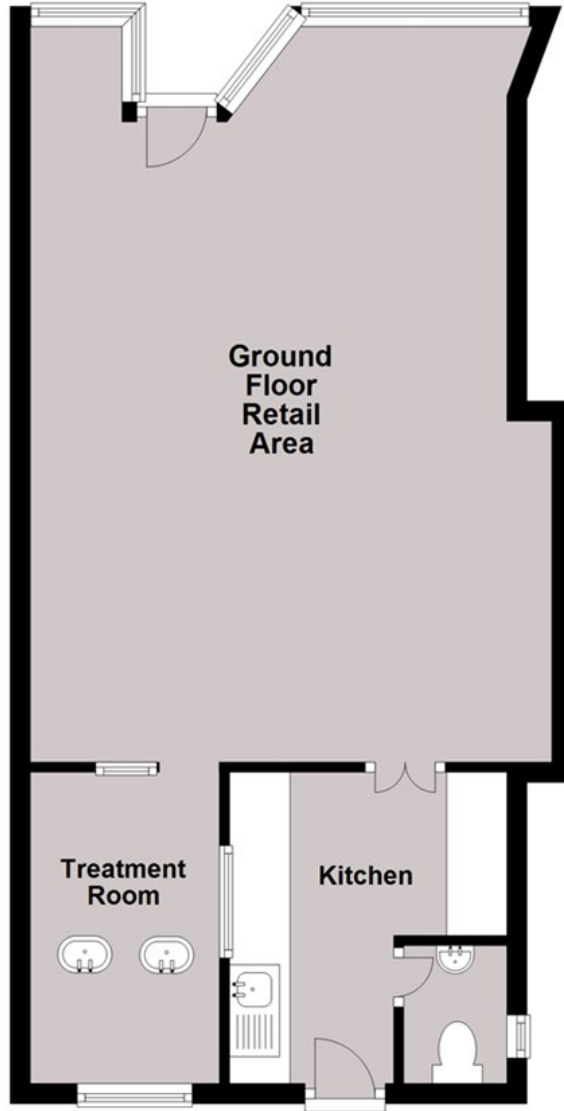






## Ground Floor

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



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

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Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs	A		
	B		
2015-16	C	70	70
2015-16	D		
2015-16	E		
2015-16	F		
2015-16	G		
Least energy efficient - highest running costs			
England & Wales		EPC Decimals 2015-16	

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

