



CHRISTOPHER HODGSON

Whitstable

37 High Street, Whitstable, Kent, CT5 1AP

Freehold

A unique opportunity to acquire a freehold commercial premises being sold with vacant possession. This substantial period building is situated in a prime central position directly opposite Sainsbury's Local and next door to Boots Pharmacy, and enjoys a prominent trading position with high footfall. Whitstable's bustling High Street includes a variety of both independent and national retailers and is on a bus route to the Cathedral City of Canterbury.

Being sold with no onward chain and vacant possession, the building has been sympathetically renovated to provide a modern space whilst retaining a wealth of period character. The building is set over three floors, with the ground floor arranged to provide a generous retail space with rear access to a courtyard, and the first and second floors comprise three further rooms, a smartly fitted kitchen/dining room, and a cloakroom.

Outside, the courtyard extends to 45ft (13.72m), incorporating a large decked area spanning the length of the courtyard.

The upper floors are thought suitable for residential redevelopment, with pedestrian access to the rear of the building via Victoria Mews (subject to obtaining all necessary consents and approvals being obtained).

The building suits a variety of businesses under use Class E. Planning permission was previously granted (now expired) under reference CA/21/00489 for three, two, and single-storey rear extensions with rear external staircase, following the demolition of an outbuilding and shed. Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council; www.canterbury.gov.uk/planning.

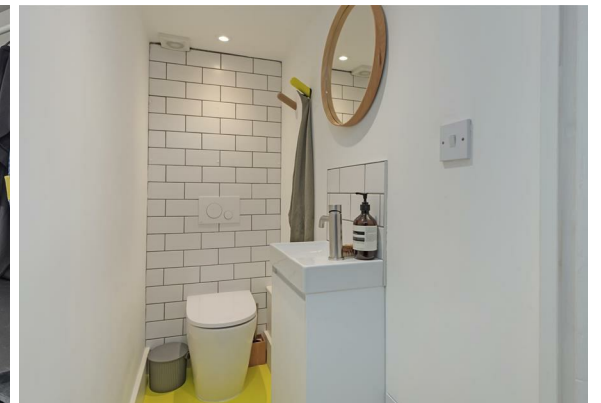
LOCATION Whitstable High Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, highly regarded restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. The property is located close to a busy pedestrian crossing and is within close proximity of Whitstable mainline railway station offering frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.	• Retail Space (Rear) 15'2" x 7'0" (4.62m x 2.13m) FIRST FLOOR • Display Room 16'7" x 13'11" (5.05m x 4.24m) • Display Room 14'10" x 14'5" (4.52m x 4.39m) SECOND FLOOR • Office/Studio 16'6" x 10'10" (5.03m x 3.30m) • Office/Studio 12'3" x 11'9" (3.73m x 3.57m) • Cloakroom 6'11 x 2'0" (2.11m x 0.61m) OUTSIDE • Courtyard 45'0" x 12'0" (13.72m x 3.66m) 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.	The property's First and Second Floor current description is 'Office and Premises' and the Rateable Value is currently £5,300. For more information please visit GOV.UK Tenure Freehold with vacant possession on completion.
ACCOMMODATION The accommodation and approximate measurements (taken at maximum points) are:		
GROUND FLOOR • Retail Space 28'6" x 14'5" (8.69m x 4.39m)		



KATHINKA







Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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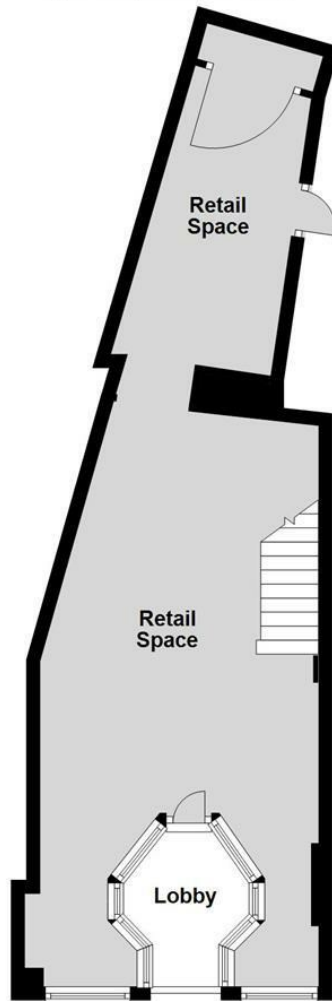
ENERGY PERFORMANCE CERTIFICATE

Rating 35 (B)

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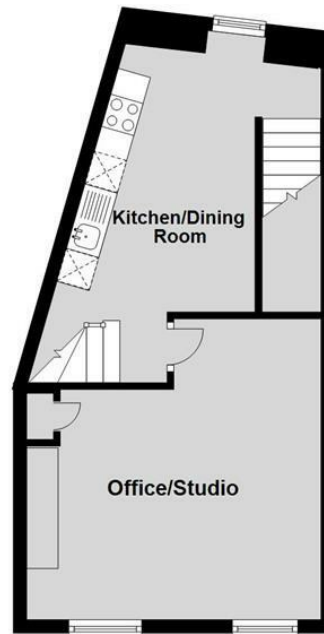
Ground Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



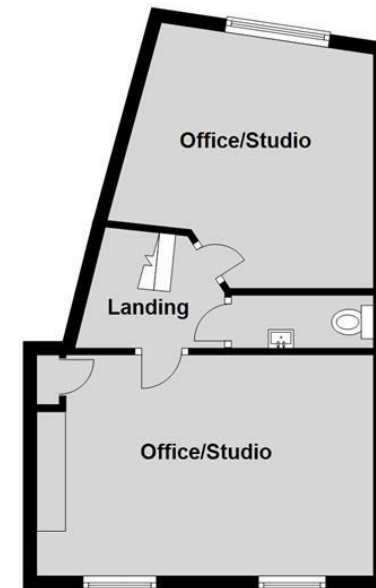
First Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



Second Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 110.4 sq. metres (1188.6 sq. feet)



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