CHRISTOPHER HODGSON









Whitstable

£400,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

9 High Street, Whitstable, Kent, CT5 1AP

An opportunity to acquire the freehold interest in a prominent mixed-use building occupying a prime trading position in the heart of Whitstable's bustling High Street, with the ground-floor commercial premises being offered with vacant possession and the first-floor residential flat held on a long lease. Situated within a highly prominent location benefiting from strong pedestrian footfall, the property is surrounded by a mix of established independent and national retailers and is within easy reach of the seafront, working harbour and mainline railway station.

The premises extend to approximately 1,334 sq ft (124 sq m) and provide an attractive glazed frontage, open-plan retail area, kitchen, customer WC with disabled access, ancillary storage and staff facilities. Externally, the property benefits from an enclosed courtyard extending to approximately 22ft (6.8m), providing valuable outdoor seating space.

The premises are considered suitable for a variety of retail, café or professional service occupiers under Use Class E, subject to any necessary consents, and are offered with vacant possession and no onward chain.







LOCATION
Whitstable High Street is one of the town's most sought-after commercial locations, positioned in the heart of the town centre and benefiting from significant pedestrian activity throughout the year. The property is within easy reach of the seafront, working harbour, Harbour Street and a wide range of shops, cafés and leisure amenities. Whitstable railway station is within close proximity and provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides 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

• Retail Zone A
35 sq m (376 sq ft)

• Retail Zone B
33.4 sq m (359 sq ft)

• Retail Zone C
13 sq m (140 sq ft)

• Remaining Retail Zone
34.4 sq m (370 sq ft)

• Kitchen
12.1 sq m (130 sq ft)

• Toilet

• External Storage
7.5 sq m (80 sq ft)

OUTSIDE

• Outdoor Seating Area
30 sq m (323 sq ft)

EPC (non-domestic building)
Rating = 24 (A)

RATEABLE VALUES
According to the Valuation Office Agency website the property's ground floor current description is 'Cafe and Premises' and the Rateable Value is currently £36,250.

For more information please visit GOV.UK

TENURE
Freehold, subject to the existing long lease of the first-floor residential flat.

The first-floor flat is held on a 999-year lease from 3 February 2011 at a peppercorn rent. Further details and a copy of the lease are available on request.





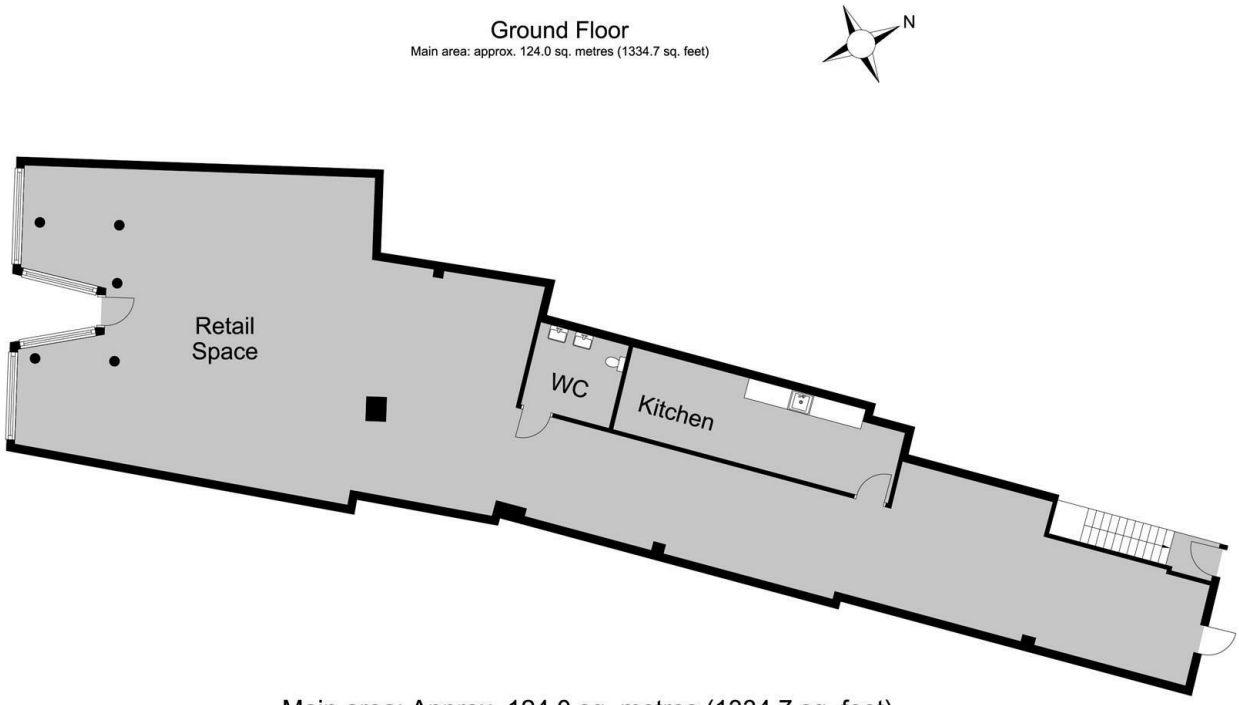





Whitstable Harbour
Harbour St
Whitstable
Whitstable Beach
Island Wall
High St
Acton Rd
Cromwell Rd
Argyle Rd
Regent St
Google
Map data ©2026 Google

Ground Floor

Main area: approx. 124.0 sq. metres (1334.7 sq. feet)



Main area: Approx. 124.0 sq. metres (1334.7 sq. feet)

EPC Rating = 24 (A)

Christopher Hodgson Estate Agents for itself and as for the vendor ot 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 Reasonableendeavours 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 state 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 ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor 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, ornission 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.

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

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK