

HARVEY RICHARDS & WEST ESTATE AGENTS

MIXED USE INVESTMENT



Harbour Street, Whitstable, CT5

A mixed use property comprising of a three bedroom residential home arranged over three floors with a courtyard and a large ground floor commercial premises. The commercial element is part freehold and part long leasehold.

£650,000



Harvey Richards & West Sales Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Harbour Street, Whitstable

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.

Harvey Richards & West are delighted to offer for sale The Merchants House and 4 & 5 Harbour Street, a mixed-use property comprising of a large commercial premises (currently let at a rent rising to £19,000 p.a. next year) and a vacant three bedroom house arranged over three floors with a courtyard garden to the rear.

The property is located on Whitstable's popular Harbour Street, famous for its array of independently run restaurants, cafes & boutiques. A stone's throw from the seafront and a short 0.6 miles walk to the mainline train station, this is considered one of Whitstable's prime locations. Offered for sale chain free, this is a fantastic investment opportunity and is one not to be missed.

The ground floor commercial space was formally two retail units, which has now been opened up to create one large space. The commercial premises are currently leased out. There is separate rear access from Sea Street and an outside W/C. The existing tenant has been in occupation for 13 years. A new lease has been agreed with the existing tenant to run for 5 years from July 2021 at a rent of £18,000 p.a. in the first year and then £19,000 p.a. thereafter. There will be a tenant only break option at the end of the second year given 6 months' notice in writing. The new lease is in solicitor's hands and should be completed in April 2021.

4 Harbour Street is being sold on a long leasehold basis. There is 66 years left unexpired on the lease. The ground rent is TBC.

The three bedroom house again has its own separate access from Sea Street, via an alleyway into a private courtyard. The ground floor comprises the first of two reception rooms, which is currently used as a dining area, a 'U' shaped kitchen with built-in units and the family bathroom which houses a three piece bathroom suite.

On the first floor there is a further reception room. This cosy room is currently used as the main living room and has a bay window which looks out over Harbour Street and a brick fireplace. The master bedroom is also found on this floor. This good-sized bedroom also benefits from its own large en-suite bathroom. A further two bedrooms are found on the second floor and again are generously sized.

Tenure: Freehold of 5 Harbour Street and the Merchant's House and long leasehold of 4 Harbour Street.

Council Tax: TBC

EPC Available on Request

For more information please contact Harvey Richards & West on 01227 771196.

Or Joint Agents Azure Property Consultants F.A.O Brian Chatfield

Tel: 07795 984598 Email: brian@azurepc.co.uk







TOTAL APPROX FLOOR AREA 1633.31 SQ. FT. (AREA 151.74 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk



AZURE
PROPERTY CONSULTANTS

01227 770587

Brian Chatfield: brian@azurepc.co.uk

Mobile: 07795 984598