

# 27-31 HIGH STREET, WHITSTABLE CT5 1AP

## FOR SALE



### KEY FEATURES

#### ♥ INVESTMENT HIGHLIGHTS

- ✓ Guide Price: £1,000,000 – Net initial Yield 6.1% after usual costs
- ✓ £65,000 per annum rent
- ✓ New 10-year FRI lease commencing post-Practical Completion (expected July 2025)
- ✓ Open market rent review & tenant-only break at year 5
- ✓ Greggs Plc – strong national covenant 5A1
- ✓ Virtual freehold on peppercorn rent
- ✓ 302.12 sq m (3,252 sq ft) of newly developed retail accommodation
- ✓ Prime High Street position in extremely affluent coastal town

**GUIDE PRICE:**  
**£1,000,000**

**ENQUIRIES :**  
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