

FOR SALE

61 Harbour Street
Whitstable
CT5 1AG



INVESTMENT FOR SALE FREEHOLD

- For Sale £410,000
- Passing Rent: £26,600 per annum
- Net Initial Yield: 6.31% (assuming 3.9% purchaser's costs)
- Lease Terms: Expiring June 2032
- Prime Harbour Street location



61 HARBOUR STREET, WHITSTABLE, KENT, CT5 1AG

A rare opportunity to acquire a freehold investment property in the heart of Whitstable's sought-after Harbour Street. The property comprises a well-presented ground floor wine bar with courtyard seating, together with a self-contained first floor studio currently used for storage. Both elements are let to Porto Wine Bar Limited, providing a secure rental income until June 2032.

The wine bar benefits from a prominent trading position, character frontage, and a charming courtyard to the rear. The studio above is separately accessed and currently arranged as a storage area.

This property offers investors a stable income stream in one of Kent's most desirable seaside towns.

Location

Harbour Street is Whitstable's primary retail and leisure destination, known for its mix of independent boutiques, restaurants, and lifestyle businesses. The property sits just moments from Whitstable Harbour and seafront, attracting year-round visitor footfall as well as strong local trade.

Whitstable is located approximately 7 miles north of Canterbury and 60 miles from London, easily accessible via the A299 and Whitstable railway station (services to London Victoria and St Pancras).

Accommodation

	Sq M	Sq Ft
Ground floor retail zone A	20.08	216.14
Ground floor retail zone B	1.44	15.5
Ground floor kitchen	6.81	73.3
Ground floor toilets	1.93	20.77
First floor studio with Kitchenette and WC	15.3	164.69
External rear courtyard	30.25	325.61
TOTAL	30.26	325.72

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Tenure & Terms

Tenancy

Tenant: Porto Wine Bar Limited (Co. Reg. 14076239)

Lease Term: Expiring June 2032

Passing Rent: £26,600 per annum (£17,000 GF, £9,600 FF)

Tenure: Freehold

Lease Start: June 2022

Lease Expiry: June 2032 (c. 7 years unexpired)

Break Clause: Tenant option to break in June 2027 (6 months' notice) for upper floor only.

Rent Review: June 2027 (upwards only, open market)

Repairing Obligation: FRI (Full Repairing & Insuring) - via service charge

Deposit: 6 months' rent held of ground floor rent.



Additional Information

Price

£410,000

EPC

B

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

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