

FOR SALE

27-31 High Street
Whitstable
CT5 1AP



FOR SALE - FREEHOLD MIXED-USE INVESTMENT GUIDE PRICE £2,900,000 (FREEHOLD)

- Prime High Street location in the heart of Whitstable
Newly developed shop and six flats
- Ground-floor unit let to Greggs PLC on a 10-year FRI lease at £65,000 per annum
- Six residential flats sold with vacant possession



27-31 HIGH STREET, WHITSTABLE, KENT, CT5 1AP

An exceptional freehold mixed-use investment opportunity located in the heart of Whitstable High Street.

The property comprises a prominent ground-floor commercial unit, pre-let to Greggs PLC, who are scheduled to take occupation and commence trading in December 2025, together with six newly constructed residential apartments arranged over the upper floors.

The scheme has been comprehensively redeveloped to a high standard, providing an investor with a secure and balanced income profile - a strong national covenant at ground-floor level complemented by quality residential accommodation above.

This landmark building occupies a prime position in one of Kent's most desirable and affluent coastal towns, renowned for its strong year-round trading performance and consistent residential demand.

Location

Whitstable is an affluent seaside town on the north Kent coast, approximately 6 miles north of Canterbury and 20 miles from Maidstone. It enjoys excellent transport links via the A299 Thanet Way, connecting to the M2 Motorway, and direct train services from Whitstable Station to London St Pancras International (journey time approx. 75 minutes).

The property occupies a prime trading position on Whitstable High Street, surrounded by a mix of national and independent occupiers, ensuring high year-round footfall.

Accommodation

Ground Floor - Commercial Unit

To be occupied by Greggs PLC (fit-out and trading anticipated December 2025)

Total NIA ~ 251 sq m / 2,705 sq ft

Arranged as retail Zone A-C with ancillary areas to rear

Rear service access, cycle and bin store

First Floor - Residential (Flats 1-3)

Flat 1 (2 bed / 1 bath) - 60 sq m / 648 sq ft

Flat 2 (2 bed / 1 bath) - 69 sq m / 738 sq ft

Flat 3 (2 bed / 1 bath + balcony) - 55 sq m / 588 sq ft

Second Floor - Residential (Flats 4-6)

Flat 4 (1 bed / 1 bath) - 48 sq m / 519 sq ft

Flat 5 (2 bed / 1 bath) - 65 sq m / 694 sq ft

Flat 6 (2 bed / 1 bath + balcony) - 55 sq m / 588 sq ft

Total Residential Area: ~ 351 sq m / 3,775 sq ft

Total Development Area: ~ 653 sq m / 7,030 sq ft

Each apartment has independent access, services, and compliance with current building regulations. Two on-site parking spaces and a communal garden area are provided.

Tenure

Freehold

Tenure & Terms

Ground Floor - Greggs PLC

Tenant: Greggs PLC (Company No. SC063431)

Covenant Strength: 5A1 rated national operator with over 2,300 stores nationwide

Lease Term: 10-year Full Repairing & Insuring (FRI) lease

Commencement: December 2025 (fit-out underway)

Passing Rent: £65,000 per annum exclusive

Break Clause: Tenant-only break option at end of year 5

Rent Review: Open market review at end of year 5

Repairing Obligations: Full repairing and insuring terms

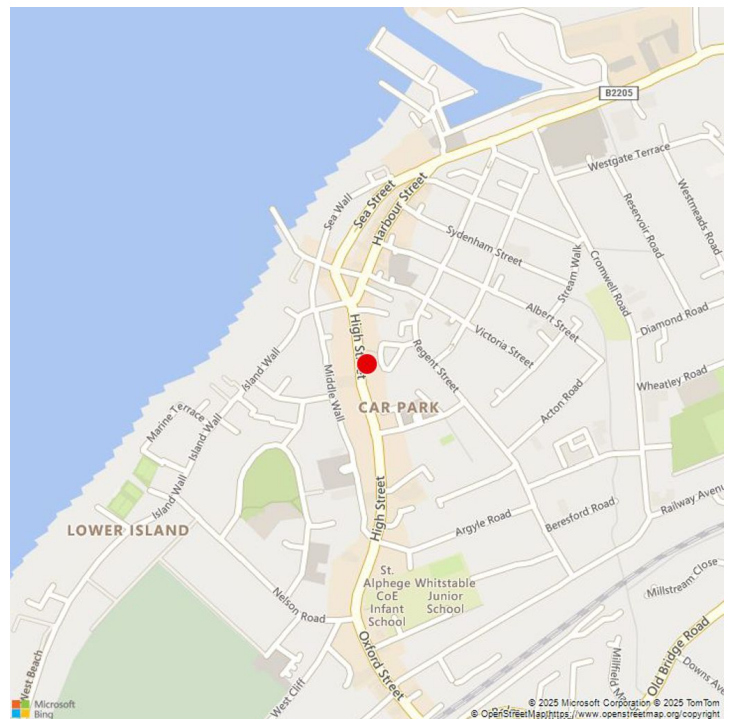
Use: Class E (bakery and food-to-go retail)

This provides a secure, long-term income stream from a strong national covenant occupying a prominent High Street trading position.

Upper Floors - Residential Apartments (x 6)

Status: Newly constructed flats sold with vacant possession

Potential Use: Private rental or holiday-let investment opportunity



Additional Information

Price

£2,900,000

EPC

To be confirmed

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

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