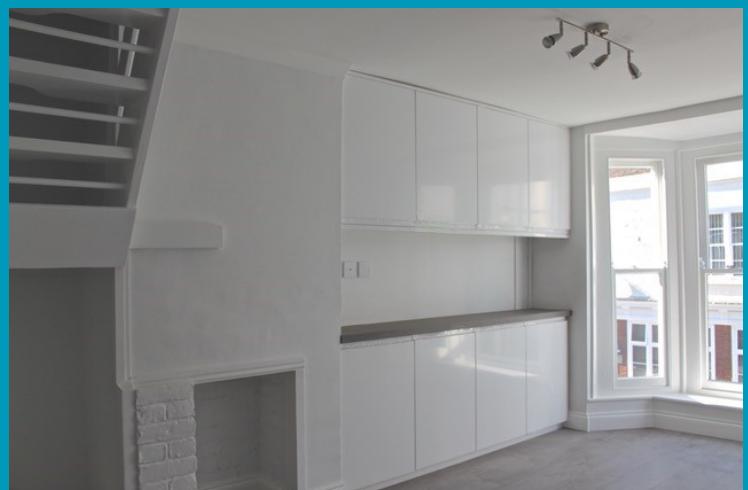


# FOR SALE

43 High Street  
Whitstable  
CT5 1AP



## MIXED-USE FREEHOLD INVESTMENT | WHITSTABLE HIGH STREET

- Prime High Street freehold
- Mixed-use commercial and residential income
- Adjoining FatFace and Please Sir
- Two-bedroom apartment with own entrance & garden
- Residential rent uplift secured



# 43 HIGH STREET, WHITSTABLE, KENT, CT5 1AP

A well-located mixed-use freehold investment situated on Whitstable's prime High Street, comprising a ground floor commercial unit with a self-contained two-bedroom residential apartment above.

The property is currently income-producing, generating a combined rental income of £30,000 per annum, with the commercial and residential elements let separately, providing a diversified and attractive investment opportunity.

The property occupies a prominent trading position adjoining FatFace and Please Sir, two established occupiers that drive strong footfall and reinforce the strength of this High Street location.

## Location

Whitstable is a highly sought-after and affluent coastal town with a strong retail, leisure and tourism economy. The High Street represents the town's prime retail pitch and benefits from excellent year-round footfall and a strong mix of national and independent occupiers.

## Accommodation

### Commercial Accommodation (Ground Floor)

Prominent retail unit fronting Whitstable High Street with the following approximate dimensions:

Gross frontage: 3.41 m

Net frontage: 2.67 m

Internal width: 2.32 m

Shop depth: 11.68 m

Total area: approx. 35 sq m (381 sq ft)

The unit provides a main sales area to the front with ancillary office, kitchen and WC accommodation to the rear, together with rear access. Suitable for a variety of Class E uses, subject to the necessary consents.

### Residential Accommodation (Upper Parts)

The upper parts comprise a self-contained two-bedroom apartment, benefiting from its own private entrance and a small private garden. The accommodation includes a lounge, kitchen, bathroom/WC, and two bedrooms, and is let on an Assured Shorthold Tenancy, providing a secure residential income stream.

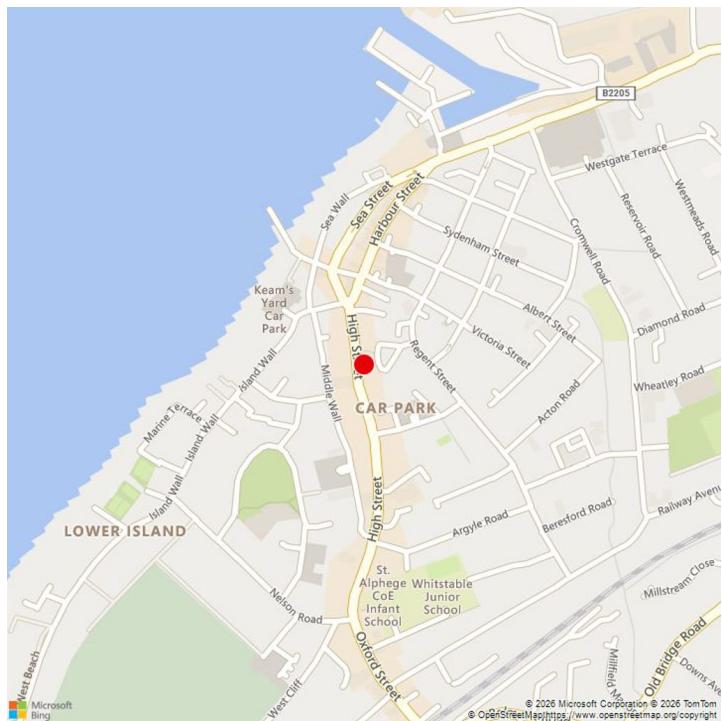
	Sq Ft	Sq M
Ground Floor Shop	381	35.39
<b>TOTAL</b>	<b>0</b>	<b>0</b>

## Legal Costs

Each party will be responsible for their own legal / professional fees.

## Tenure & Terms

Freehold



## Additional Information

### Price

£550,000

### EPC

Available on request

### Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd  
For further information please contact:

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