

FOR SALE The Beach Cafe
Beach Walk
Whitstable
CT5 2BP



INVESTMENT SALE RETAIL/CAFE SPACE 2 BED APARTMENT

- SEAFRONT LOCATION WHITSTABLE
- EXCELLENT FOOTFALL
- EXCELLENT VIEWS OF SEA
- HUGE DEVELOPMENT POTENTIAL (STP)
- TOTAL AREA 139.43sqm (1,499 sq ft)



THE BEACH CAFE, BEACH WALK, CANTERBURY, WHITSTABLE, KENT, CT5 2BP

INVESTMENT SALE *RETAIL/CAFE SPACE / 2 BED APARTMENT*

The property is a cafe/restaurant located seconds from Whitstable beach and just moments away from the harbour and town centre. The property consists of a restaurant area and access through to the kitchen area. There is also an external W/C. With its own separate entrance, the first floor boasts a stunning refurbished 2 Bedroom Flat, with great sea views.

Property Overview:
Location: Beach Walk, Whitstable
Price: £695,000
Total rental income £28,200 p.a. with outstanding rent review on Cafe due on 01/09/2024, the Sellers will leave the rent reviews to be determined by the buyers.
Buyers need to satisfy themselves but we consider there is scope for an uplift in rent.
Type: Mixed-use property (Café and self contained apartment above)

Investment Highlights:
Prime location in a popular seaside town known for its charm and tourism.
Established rental income from both the café and apartment.
Potential for capital appreciation due to desirable location and ongoing demand for coastal properties.
Opportunity for further development or enhancement of the café space.

Apartment Details:
Current Lease: AST for 12 months from 15/11/2024 @ £1,100 per month
Apartment Size:
Total Area: 60.45 sq m (650 sq ft)
2 Bedrooms, a Dining room/Living room, kitchen and shower room
Views: Stunning sea views

Café Details:
Current Rent: £15,000 per annum on a full Repairing & Insuring lease, subject to review as noted above.
Ground Floor Area:
Restaurant area: 65.59 sq m (705 sq ft)
Kitchen area: 13.39 sq m (144 sq ft)
Total Café Area: 78.98 sq m (849 sq ft)

Location

Whitstable is a fashionable seaside town in East Kent known for its oyster farming, water sports and popular for the numerous seafood restaurants. There is a vibrant music and arts scene which attracts celebrities and others seeking a relaxed but cultured break. Whitstable has featured many times over recent years in the National press coinciding with a growth in holiday lettings and second home ownership. There has, over the last ten years, been a shift in the population demographic that reflects a rising middle-class/ professional influx as well as an in-pouring

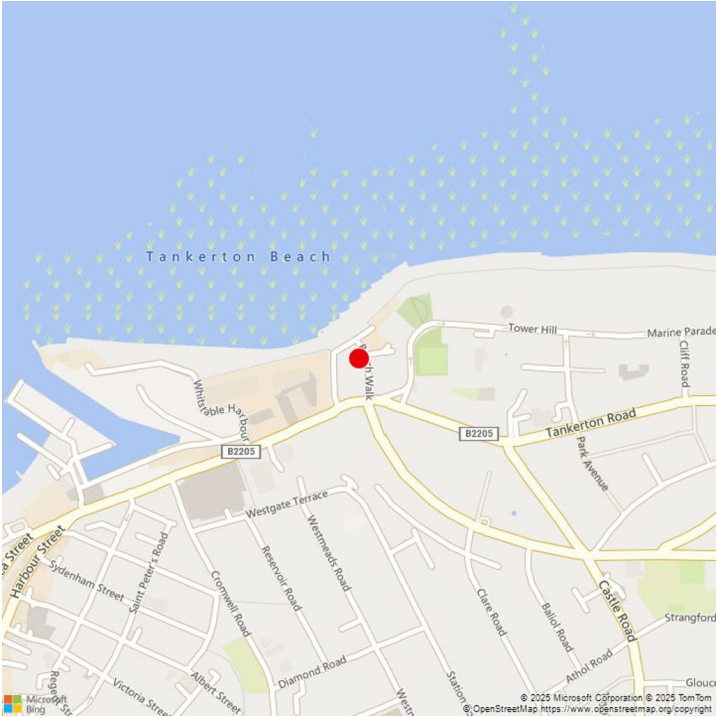
of the affluent "Grey" retiree group.

Accommodation

TOTAL	1,499	139.26
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Planning Information

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Additional Information

Price
£675,000

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

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