

FOR SALE



37 High Street

Whitstable, Kent CT5 1AP

Guide Price £550,000

Freehold | Rare Vacant Possession Opportunity | Character Mixed-Use High Street Building

Key Features

- Freehold, offered with vacant possession — a rare opportunity on Whitstable High Street
- No onward chain
- Prime central position directly opposite Sainsbury's Local and next to Boots Chemist
- Ground floor retail unit
- Three further rooms, office/studio space and a cloakroom across the first and second floors
- Air conditioning throughout the premises
- Potential for extension and conversion of upper floors to residential use (subject to consents)
- Private rear courtyard extending to approximately 49ft (15m) at maximum
- Sympathetically converted to a gallery space prior to the current owners' purchase
- Short walk to Whitstable Harbour, seafront, Harbour Street and mainline station

Description

A unique opportunity to acquire a freehold commercial premises, offered for sale with vacant possession and no onward chain — a genuinely rare combination on Whitstable's High Street. This substantial period building is situated in a prime central position directly opposite Sainsbury's Local and next door to Boots Chemist, and enjoys a prominent trading position with high footfall. Whitstable's bustling High Street includes a variety of independent retailers and is on a bus route to the Cathedral City of Canterbury.

The building was sympathetically converted into a gallery space prior to the current owners' purchase, and has since been renovated to provide a modern space whilst retaining a wealth of period character. The building is set over three floors, with the ground floor arranged to provide a generous retail space, currently occupied by Kathinka, a well-regarded local fashion and design boutique. The premises benefit from air conditioning throughout.

The first and second floors comprise a range of office and studio accommodation together with a cloakroom, providing flexible space suitable for a variety of business uses. The property also benefits from a private rear courtyard extending to approximately 49ft (15m) at its maximum point. Subject to the necessary planning consents, the upper floors may offer potential for alternative uses, including residential conversion.

The property represents an excellent opportunity for an owner-occupier, investor, or a purchaser looking to combine ground floor retail income with independent studio, office or ancillary space above, or to explore the potential for residential conversion of the upper floors (subject to consents).

Location

Situated in the heart of Whitstable's vibrant High Street, the property enjoys a prime position close to a busy pedestrian crossing and within walking distance of the seafront, Harbour Street, local shops, restaurants and other amenities. Whitstable railway station is a short walk away, providing regular services to London Victoria (approximately 80 minutes) and high-speed services to London St Pancras (approximately 73 minutes). The nearby A299 offers excellent road links to the M2/A2, the Channel ports and the wider motorway network.

Accommodation

Ground Floor: Generous retail space (currently trading as Kathinka) with a further retail space to the rear.

First & Second Floors: Two display rooms, two office/studio rooms and a cloakroom.

Outside: Private courtyard extending to approximately 49ft (15m) at maximum.

Room	Approx. Dimensions (at maximum points)
GF Retail Space	28'6" x 14'5" (8.69m x 4.39m)
GF Retail Space (Rear)	15'2" x 7'0" (4.62m x 2.13m)
1st Floor Display Room with Kitchenette	16'7" x 13'11" (5.05m x 4.24m)
1st Floor Display Room	14'10" x 14'5" (4.52m x 4.39m)
2nd Floor Office/Studio	16'6" x 10'10" (5.03m x 3.30m)
2nd Floor Office/Studio	12'3" x 11'9" (3.73m x 3.57m)
2nd Floor Cloakroom/WC	6'11" x 2'0" (2.11m x 0.61m)
Courtyard	49'0" x 12'0" (14.94m x 3.66m)

These measurements are taken from a previous marketing survey of the property and are approximate, taken at maximum points. Interested parties are advised to satisfy themselves as to their accuracy prior to making an offer.

The Property



Rateable Value

We understand the property is assessed as two separate hereditaments for business rates purposes:

- Ground Floor Shop & Premises: Rateable Value £14,750
- First & Second Floor Offices: Rateable Value £7,800

Interested parties are advised to verify these figures and any potential business rates relief with the Valuation Office Agency prior to proceeding.

Tenure

Freehold, with vacant possession on completion and no onward chain.

Planning

The property comprises a ground floor retail unit together with first and second floor office accommodation. It is thought that there may be potential for extension and to convert the upper floors to residential use, subject to obtaining all necessary consents and approvals.

Planning permission was previously granted for a major extension across all three floors of the building, comprising three, two and single-storey rear extensions with a rear external staircase. This consent (reference CA/21/00489) has now expired but can be viewed on Canterbury City Council's Planning Portal for reference.

Interested parties should make their own enquiries of Canterbury City Council's planning department.

Price

Offers are invited in the region of £550,000.

Viewing

Strictly by appointment through the sole selling agent, Azure Property Consultants Limited.

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