

FOR SALE

27-31 High Street
Whitstable
CT5 1AP



FOR SALE - PRIME HIGH STREET INVESTMENT

- Guide Price: £1,000,000
- Current rental income: £65,000 per annum
- Net initial yield: 6.1% after usual costs
- Let to Greggs Plc
- 10-year Full Repairing & Insuring (FRI) lease
- Open Market Rent Review at the end of Year 5



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

The property comprises approximately 3,252 sq ft (302.12 sq m) of ground floor retail accommodation, forming part of a mixed-use development with six self-contained residential flats above, which are not included in the sale.

The property occupies a prominent position on Whitstable High Street, benefiting from excellent visibility and strong pedestrian footfall.

The property is occupied by Greggs Plc under a 10-year Full Repairing & Insuring (FRI) lease at a current rent of £65,000 per annum.

The lease provides for an Open Market Rent Review at the end of Year 5, together with a tenant-only break option at the same point.

The property is held on a 999-year leasehold interest at a peppercorn rent.

The investment provides an established rental income from a recognised national occupier and benefits from a prominent High Street position within a popular seaside town.

Guide Price: £1,000,000.

Purchasers should satisfy themselves as to the accuracy of the information provided. All details are subject to contract.

Location

Whitstable is a popular seaside town on the north Kent coast, known for its independent shops, restaurants and strong visitor economy.

The property occupies a prominent position on Whitstable High Street, benefiting from excellent visibility and strong pedestrian footfall.

Whitstable provides regular rail services to London St Pancras and London Victoria and attracts significant year-round tourism and retail activity.

Accommodation

3,252 sq ft (302.12 sq m)

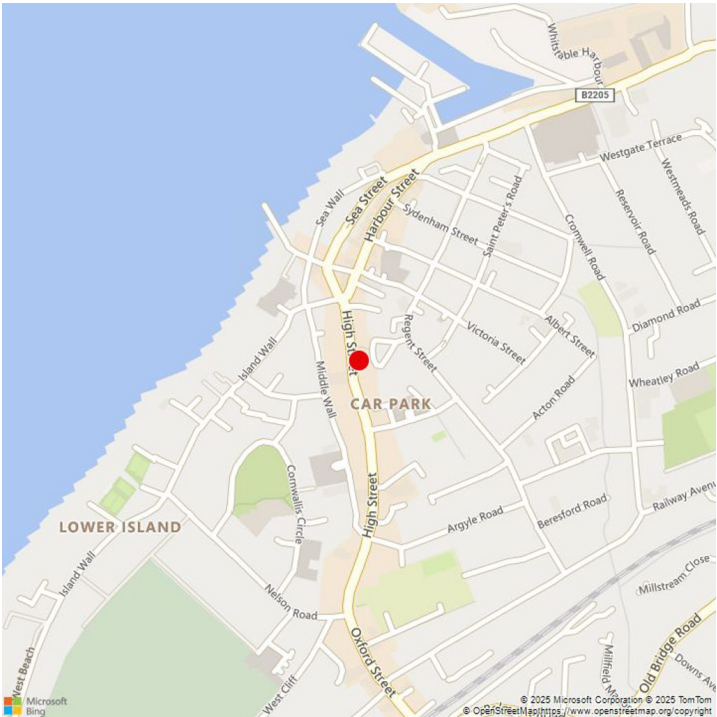
TOTAL	3,252	302.11

Planning Information

Retail

Legal Costs

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



Additional Information

Price

£1,000,000

EPC

Full details available upon request

Viewing

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

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