



87

THRIVE
WHITSTABLE



85AB

Dog Grooming
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Yapp

SHOP ONLINE AT
THRIVEWHITSTABLE.CO.UK

TANKERTON ROAD

87 & 87A TANKERTON ROAD
WHITSTABLE

£299,950

- Superb Investment Opportunity
- Positioned on the Roundabout
- Rarely Available
- Commercial Shop + Maisonette

LOCATION

The popular seaside town of Whitstable is situated on the stunning North Kent coast, 7 miles north of the historical city of Canterbury and less than 60 miles from central London. With its quaint alley ways, colourful high street and peaceful shingle beaches this town has a lot to offer both residents and holiday makers.

This town is famous for its working harbour and oysters, which have been collected in the area since Roman times and celebrated at the annual July Whitstable Oyster Festival.

For entertainment there are excellent water sport facilities, plenty of art galleries, and a wealth of independently run restaurants, boutiques and cafes to enjoy along the vibrant high street. The Crab and Winkle Way, one of the earliest passenger railways and the first ever steam-powered railway in the world, follows the disused railway line between Canterbury and Whitstable, and is now a popular walking and cycle route through woods and countryside.

Road links via the A299 Thanet Way give easy access to the M2 for travel to London and beyond. Whitstable also has a main line train station providing fast and frequent links into London Victoria (1hr 30 mins) and London St Pancras (1hr 11mins).

ABOUT

Miles & Barr are delighted to bring to market this superb investment property situated on Tankerton High Street in a prominent position on the main roundabout. The property will be sold with vacant possession and comprises of a ground-floor lockup shop and a separate maisonette above with its own access and secure alleyway for storage of bikes or paddleboards. The nature of the sale allows for a variety of options to occupy and/or rent out both the ground floor and the maisonette.

Commercial Aspect

The shop is approximately 275 sq ft and has substantial window space. Its previous occupiers have been a dog groomers and more recently an indoor plant store. With an (E) usage class, the property boasts a large forecourt permissible for trading or parking.

Residential Aspect

The maisonette is split over two floors, with the bathroom on the ground and an open plan kitchen-lounge-diner, along with a bedroom on the first floor.

Miles & Barr believe that (if the property were to be re-let) the purchaser could expect upwards of £17,500 per annum with a split of £11,000 for the commercial unit and £6,500 for the residential unit.

DESCRIPTION

Shop

Main Sales Area 17'8" x 15'7"

WC 3'8" x 2'11"

Maisonette

Bathroom 4'11" x 5'5"

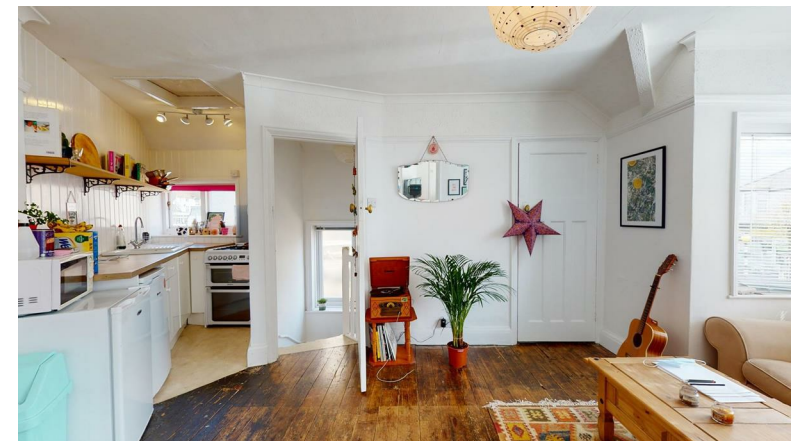
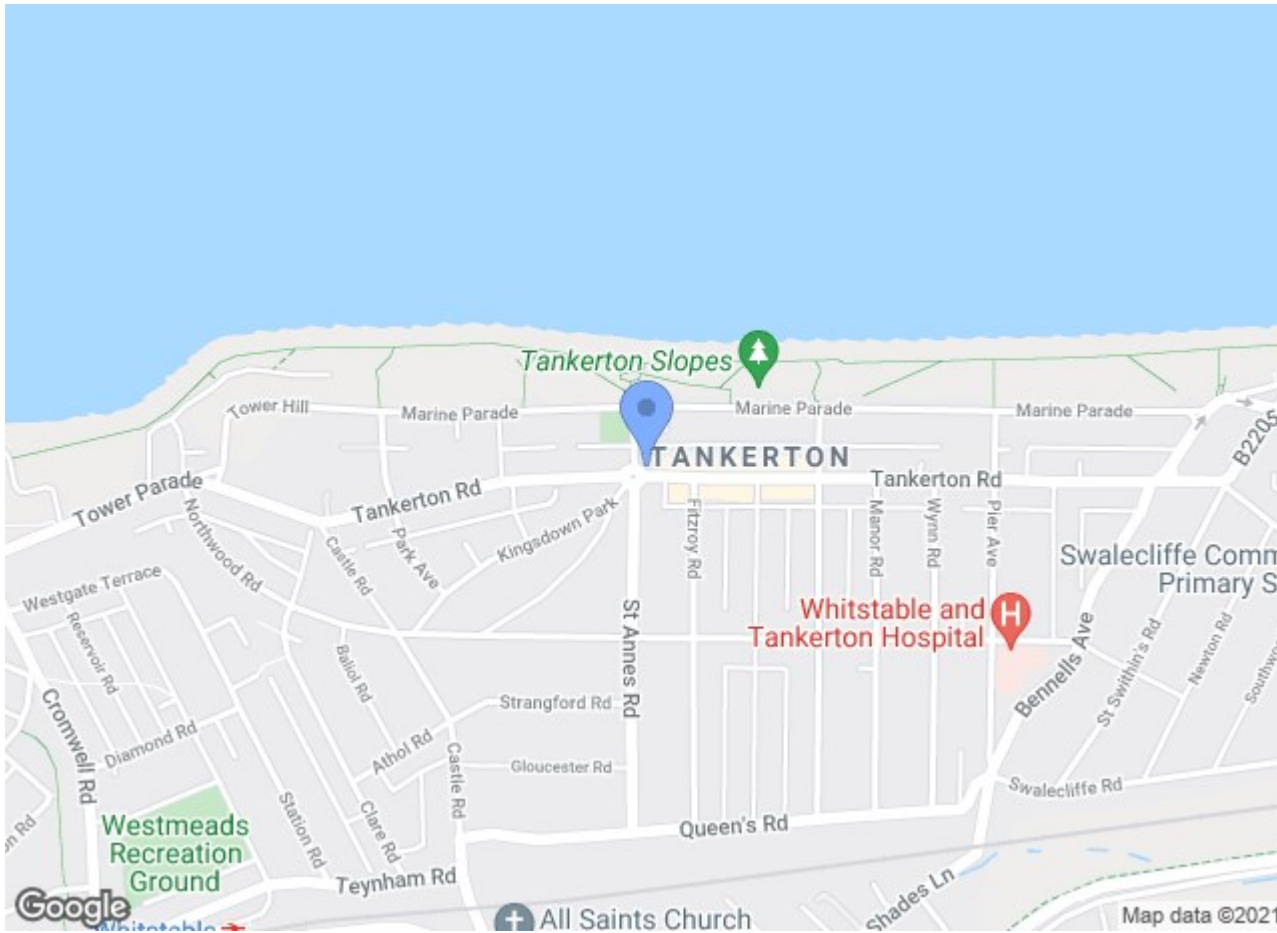
Bedroom 10'9" x 7'7"

Lounge 10'4" x 15'5"

Kitchen 5'2" x 4'0"



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure