



INVESTMENT/DEVELOPMENT

FOR SALE

108.6 m² (1,169 sq ft) approx.

10 Oxford Street
Whitstable
Kent
CT5 1DD

- Popular Coastal Town
- Shop with Separate 3-Bedroom House
- Large Rear Garden
- Development/Conversion Potential
- Current Rental Income of £9,000 Per Annum
- Offers in Excess of £350,000

LOCATION

The property is located in the centre of Whitstable, one of Kent's popular coastal towns, approximately 8 miles north of Canterbury.

The town is positioned to the north of the A299 Thanet Way which provides dual carriageway access to the A2/M2 to the west and Thanet towns to the east.

The property is situated on the north side of Oxford Street and forms part of a parade of shops, offices and restaurants.

DESCRIPTION

The property comprises a 4-storey period town house, arranged with a small shop on the ground floor and a separate 3-bedroom house accessed from the rear, which is arranged over lower ground, ground and 2 upper levels.

Ground Floor Shop

The ground floor shop is at the front of the building, with a retail area at the front and office/staff area to the rear.

House

The 3-bedroom house is accessed via a passageway to the side of the building. It comprises a bedroom and outside toilet on the lower ground floor, a kitchen and living room on the first floor, a bathroom on the half-landing and 2 further bedrooms on the second floor.

The building has a gas-fired central heating with panel radiators and timber sash windows.

Externally, there is a good-sized garden, with a concrete hard standing area.

ACCOMMODATION

The accommodation has the following floor areas:

Floor	Description	Area m ²	Area sq ft
Lower	Bedroom 1	19.9	214
Ground	Storage		
Ground	Shop	28.3	304
	Office		
Half-landing	Bathroom	3.2	34
First	Kitchen	28.9	311
	Living Room		
Second	2 Bedrooms	28.4	305
Total		108.7	1,169

RATES & COUNCIL TAX

The property has a rating assessment as a Shop & Premises with a Rateable Value (RV) of £5,100

The Council Tax assessment for the house has been deleted.

EPC

The property has been assessed within Band E (51).

TENANCIES

The residential part of the property is currently let on an Assured Shorthold Tenancy (AST) at a rent of £750 per month (£9,000 per annum).

TERMS/PROPOSITION

The freehold interest in the property is available for sale subject to the tenancy described above.

Our clients are seeking offers in excess of £350,000.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Purchasers should satisfy themselves independently as to VAT in respect of any transaction.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers. BTF employs the service of Smartsearch to verify the identify and residence of purchasers.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF Partnership

William Hinckley
Seb Hinckley
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Details created February 2022



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