

BEACHSIDE FREEHOLD PUB - WHITSTABLE, KENT

**PEARSON'S ARMS, HORSEBRIDGE ROAD, WHITSTABLE, KENT, CT5 1BT**

- Attractive waterside pub situated in popular coastal town
- Prime location fronting Whitstable beach
- Building footprint of approximately 188 sq m (2,018 sq ft)
- Nearby occupiers include Whitstable Oyster Company, Zizzi and Wheelers Oyster Bar
- Historic trade information available upon request

FREEHOLD WITH VACANT POSSESSION UPON COMPLETION

OFFERS INVITED

SUBJECT TO CONTRACT (Sole selling agent)

COUNF225

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property is situated on the north coast of Kent within the town of Whitstable, approximately 6.1 miles (9.8 kilometres) north of Canterbury. Whitstable is famous for its seafood restaurants and particularly its 'Native Oysters' which are collected from the convergence of the Swale Estuary and the Greater Thames Estuary.

The local area is home to a mix of corporate and independent occupiers including Whitstable Oyster Company (situated adjacent), Zizzi and the Duke of Cumberland (Shepherd Neame).

A location plan attached.

[Link to Google Street View](#)

Description

An attractive two storey property with painted brick elevations mixed with timber panelling. Internally the accommodation is set out as follows:

Ground Floor	Interconnected trade areas comprising a front bar and servery connecting to a lower ground level trade area and customer WCs.
First Floor	Dining area, trade kitchen, prep area and storage areas.
Basement	Usual cellarage and storage.

A site plan can be viewed overleaf.

Total Building Footprint 188 sq m (2,018 sq ft)
100% site covered

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The Premises Licence permits the sale of alcohol from 10:00am until midnight seven days a week.

Planning

From informal enquiries of Kent County Council it has been ascertained that the property is Grade II Listed and also situated within the Conservation Area of Whitstable Town.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' with a Rateable Value of £57,500.

Basis of Sale

Freehold interest with vacant possession upon completion. Offers invited. VAT may be payable in addition. Subject to contract.

Further Information & Viewings

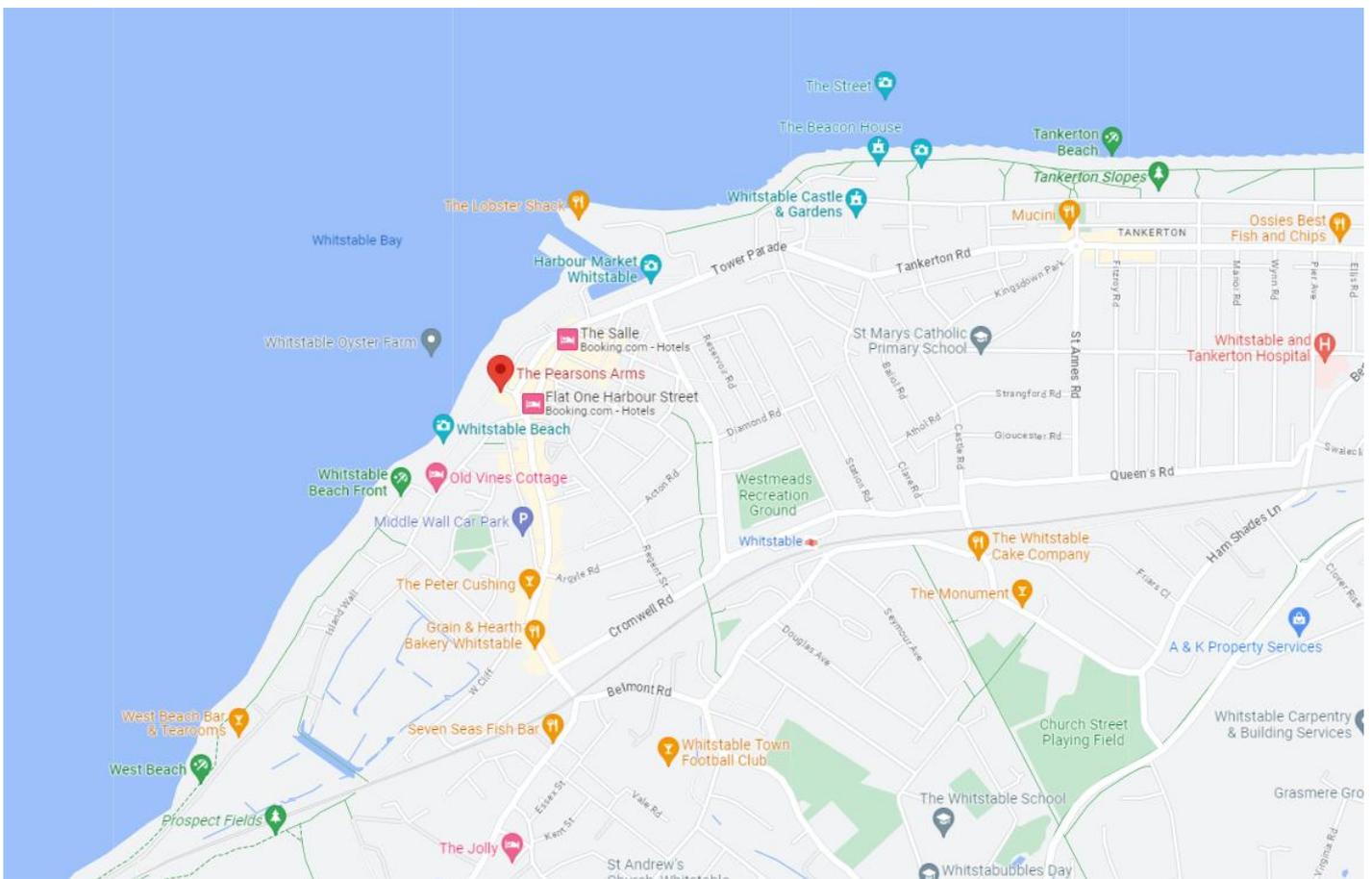
The staff are unaware of the intended disposal and therefore it is requested that you respect the vendor's wish to keep the matter confidential. The sale must not be discussed with any staff or customers.

For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Location Plan



Google Maps. Not to scale - Provided for indicative purposes

EPC

Available upon request.

Site Plan



Source: HM Land Registry. Not to scale - provided for indicative purposes only.