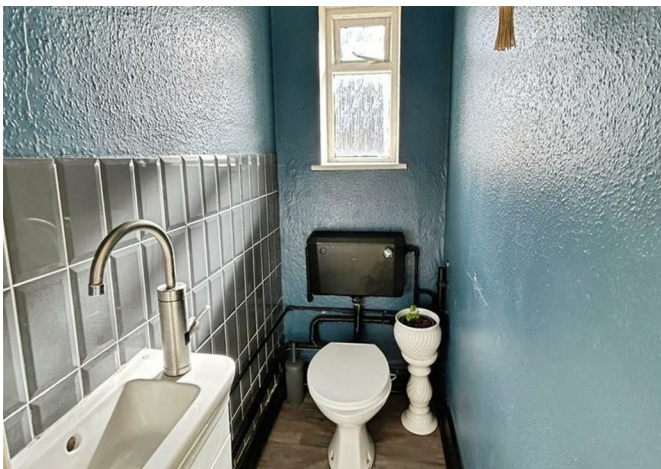




**196 Tankerton Road, Whitstable, CT5 2AS**  
**£780 Per month**



## 196 Tankerton Road, Whitstable, CT5 2AS £780 Per month

Short-Term Lease Opportunity – 196 Tankerton Road, Tankerton

An excellent opportunity to occupy 196 Tankerton Road, prominently positioned on the main road in a highly visible and convenient location. The premises were previously operated as a hair salon and still feature basins in situ, which could be reused or adapted to suit your business needs.

Offered under Class E use, the property is suitable for a wide range of occupiers including retail, office, studio, café, or other service-based businesses.

Located close to Tankerton Seafront, the property benefits from strong footfall from both locals and visitors, ensuring excellent exposure to passing trade.

This is an ideal opportunity for a business seeking a flexible, short-term lease in one of Tankerton's most desirable trading positions.

## Description

VOA Rates  
SHOP AND PREMISES  
Rateable value  
£6.70k pa  
Rateable value / m2

£166.67 / m2  
Floor area  
40 m2

Ground - Retail Zone A

Rateable value  
£4.35k pa  
Rateable value / m2

£230 / m2  
Floor area  
19 m2

Ground - Mess/Staff Room

Rateable value  
£1.10k pa  
Rateable value / m2

£115 / m2  
Floor area  
10 m2

Ground - Internal Storage

Rateable value  
£1.35k pa  
Rateable value / m2

£115.04 / m2  
Floor area  
12 m2

EPC Ordered

Location

Class E. Commercial, Business and Service

Use, or part use, for all or any of the following purposes—

(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,

Floorplan Clause

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Location

Tankerton is a highly sought-after coastal suburb of Whitstable, located on the North Kent coast. Known for its charming seaside character, independent shops, cafés, and restaurants, Tankerton offers an attractive mix of residential and commercial activity.

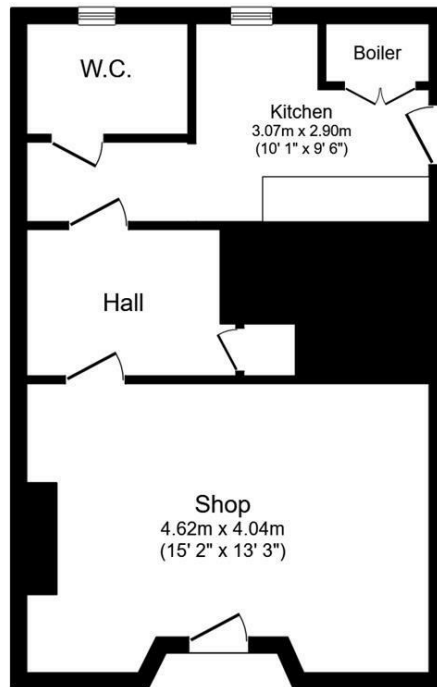
Whitstable town centre is approximately a 5-minute drive away, offering a further range of boutique shops, galleries, and dining options. Whitstable railway station provides regular services to London Victoria and St Pancras International, while the nearby A299 (Thanet Way) connects easily to the M2 motorway and the wider road network.

Tenants Referencing Fee

Tenants referencing fee of £300 (inc. VAT)

Full reference checks will be conducted.

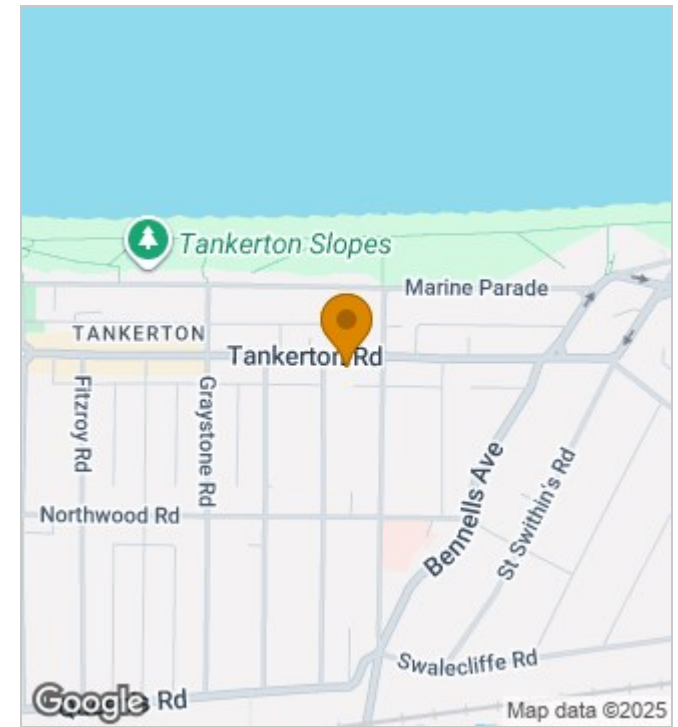




**Floor Plan**  
Floor area 45.3 sq.m. (488 sq.ft.)

Total floor area: 45.3 sq.m. (488 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**Energy Efficiency Rating**

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

190 High Street, Herne Bay, Kent, CT6 5AP  
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www.zesthomes.uk

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.