

110 MORTIMER STREET, HERNE BAY, KENT, CT6 5EB

TO LET



KEY FEATURES:

- PRIME LOCATION IN CENTRAL HERNE BAY, SURROUNDED BY LOCAL AND NATIONAL RETAILERS
- 109.8 SQM (1,182 SQF)
- SPACIOUS L-SHAPED RETAIL AREA ON THE GROUND FLOOR
- HIGH FOOTFALL AREA IDEAL FOR A VARIETY OF RETAIL USES
- VACANT POSSESSION AVAILABLE – READY FOR IMMEDIATE OCCUPATION
- FORMERLY OCCUPIED BY SHOE ZONE

£25,000 PA

EXCLUSIVE OF
OUTGOINGS

ENQUIRIES :
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 **110 Mortimer Street, Herne Bay, Kent CT6**

Prime Retail Investment – Vacant Possession – £25,000 per annum

Location

Herne Bay is a thriving coastal town located on the north Kent coast, popular with both residents and tourists. The property is situated in a central retail position on Mortimer Street, within close proximity to a range of local independents and national retailers.

- Located 8 miles north of Canterbury
- Nearby occupiers include Boots, Iceland, Peacocks and Tesco
- Strong pedestrian footfall and excellent visibility
- Well-connected via road and rail to Canterbury and London

Description

A well-configured ground floor retail unit located in a high footfall location. Previously occupied by Shoe Zone, the unit offers excellent frontage and a flexible layout, suitable for a wide range of retail or service-based occupiers.

- L-shaped retail area
- Prominent glazed frontage
- Open-plan trading space
- Rear access for deliveries

Accommodation (Ground Floor Only)

- Spacious L-shaped shop floor
- Frontage onto Mortimer Street
- Rear access and ancillary storage

Tenure & Terms

- To Let on a new lease at £25,000 per annum exclusive
- Offered with vacant possession
- Terms to be agreed by negotiation


Energy Performance Certificate (EPC)

- Rating: C (68)

Planning Authority

Canterbury City Council

 Website: [canterbury.gov.uk](https://www.canterbury.gov.uk)

 Tel: 01227 862178

Business Rates

£17,500

Legal Costs

Each party to bear their own legal costs.

VAT

We understand the property is not elected for VAT.

Viewings

All viewings strictly by appointment through Sole Agents – Azure Property Consultants Ltd

For further information, please contact:

Azure Property Consultants Ltd

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