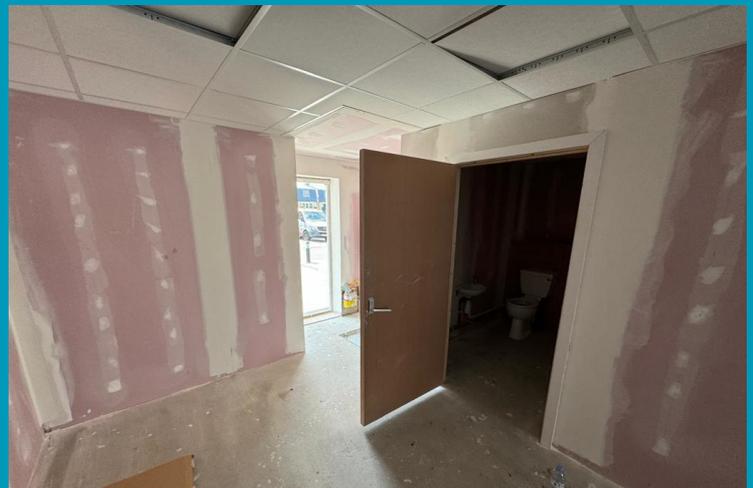


**TO LET** 66

High Street  
Herne Bay  
CT6 5LE



## TO LET - RETAIL PREMISES

- Prominent High Street retail premises
- Approx. 915 sq ft (85 sq m) overall accommodation
- Ground floor retail sales area with Attractive glazed shop frontage
- Located within Herne Bay town centre retail pitch
- Suitable for a variety of Class E uses (subject to consent)



## 66 , HIGH STREET , HERNE BAY, KENT, CT6 5LE

The property comprises a ground floor lock-up retail unit forming part of a traditional High Street terrace.

The premises benefit from a large glazed shop frontage directly onto the High Street providing excellent visibility and natural light to the sales area.

Internally the accommodation is arranged as a main retail trading area to the ground floor with ancillary basement accommodation, suitable for storage, staff facilities or additional operational space.

The premises would suit a variety of occupiers including retail, professional services, beauty, office or café style operators, subject to any necessary consents.

### Location

Herne Bay is a popular coastal town on the North Kent coast located approximately 6 miles north of Canterbury and within easy reach of Whitstable and the wider Thanet area.

The town benefits from a busy seafront, strong seasonal tourism and a well-established High Street retail environment comprising a mix of independent retailers, national operators, cafés, restaurants and service providers.

The property occupies a prominent trading position within Herne Bay High Street, benefiting from good pedestrian footfall and close proximity to a range of established occupiers.

Herne Bay railway station is located approximately 0.5 miles away and provides regular services to London Victoria, London St Pancras and Canterbury.

### Accommodation

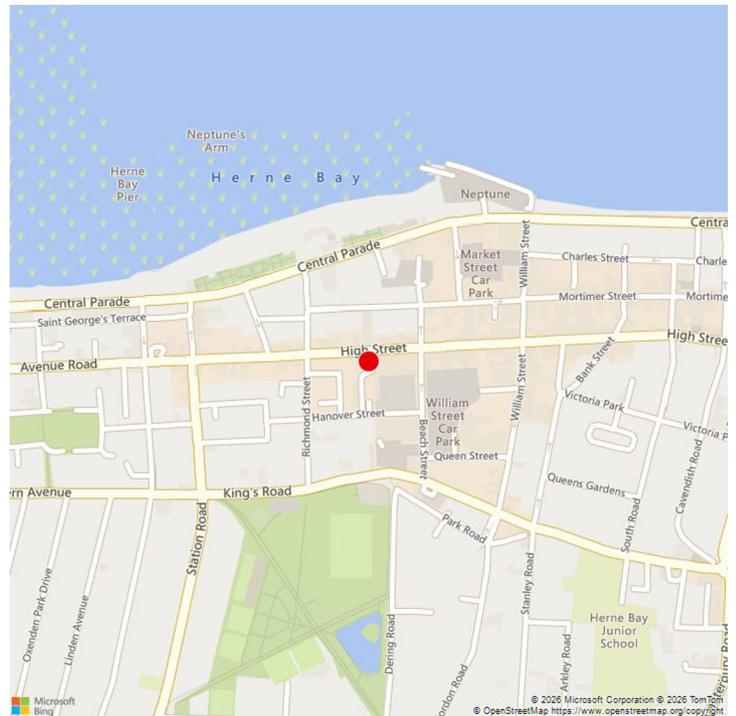
<b>TOTAL</b>	<b>915</b>	<b>85</b>
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### VAT

VAT applicable on the rent and other outgoings

### Tenure & Terms

The property is offered To Let by way of a new Full Repairing and Insuring (FRI) lease, subject to contract.



### Additional Information

#### Rent

£14,000 Per Annum

#### Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd  
For further information please contact:

**Vanessa Mokwena**  
01227770587  
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