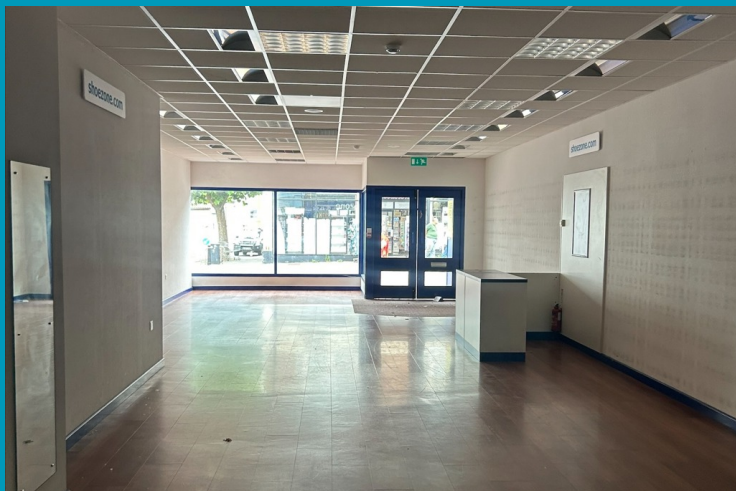


TO LET

110 Mortimer Street
Herne Bay
CT6 5EB



PRIME RETAIL UNIT TO LET

- PRIME LOCATION IN CENTRAL HERNE BAY
- SURROUNDED BY LOCAL AND NATIONAL RETAILERS
- VACANT POSSESSION AVAILABLE - READY FOR IMMEDIATE OCCUPATION
- APPROXIMATELY 1,182 SQ FT (109.81 SQ M)



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

A prominently positioned ground-floor retail unit situated in the heart of Herne Bay's pedestrianised town centre. Formerly occupied by Shoe Zone, the property offers approximately 1,182 sq ft (109.81 sq m) of accommodation, comprising an L-shaped retail area with additional rear ancillary and storage space. The unit benefits from a visible shopfront onto Mortimer Street and is ideally positioned amongst a mix of established independent businesses and national retailers. The property may suit a variety of retail, office, clinic and service-based occupiers, subject to the relevant planning requirements and any necessary consents. Vacant possession is available.

Location

The property occupies a prominent position on Mortimer Street in the heart of Herne Bay town centre. The surrounding area comprises a mix of established national retailers, independent businesses and local amenities, providing a well-established retail environment.

Herne Bay is a popular coastal town on the north Kent coast, situated approximately 8 miles north of Canterbury. The town benefits from road and rail connections to Canterbury and London, attracting a mix of local residents, shoppers and visitors.

Accommodation

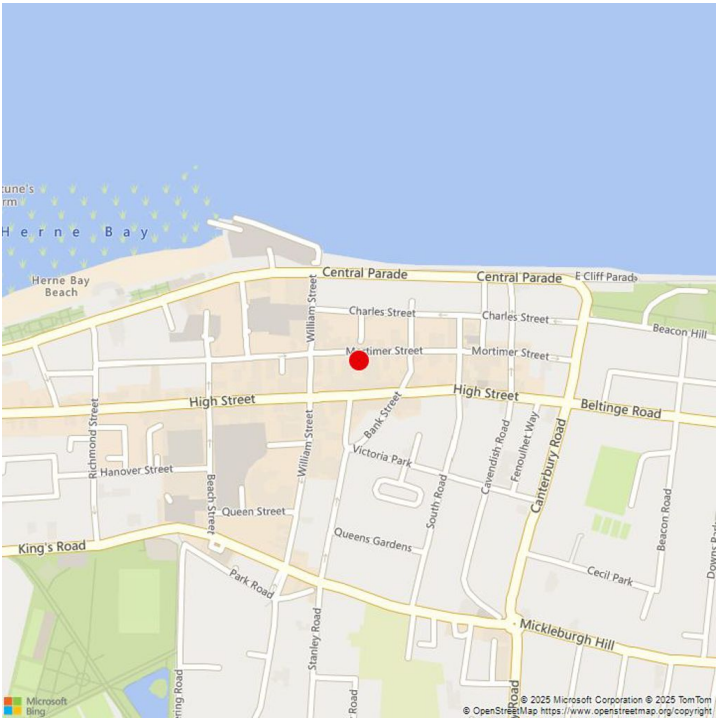
TOTAL	1,182	109.81

Planning Information

The property is marketed as potentially suitable for a range of uses within Use Class E, subject to confirmation of the existing lawful use and any necessary planning permissions or consents.

Tenure & Terms

The property is available to let at an asking rent of £20,000 per annum exclusive. Lease length, rent review provisions, repairing obligations, break options and other terms are subject to negotiation and agreement.



Additional Information

Rent

£20,000 Per Annum

EPC

C

Viewing

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

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