

84 Mortimer Street
Herne Bay Kent CT6 5PS

Small Lock up Shop



- Small Retail lock up premises in popular town
- Total shop area approx 249 sq ft
- Close to main shopping area and seafront
- Flexible Terms
- Available now, keys to view
- Suitable for various uses subject to usual consents

Asking rent: £7,000 per annum exclusive of outgoings

Location

The subject premises are located almost at the junction of William Street connecting the high Street to the seafront and the main pedestrianised shopping area.

Description

A small self contained double fronted ground floor lock up shop with attractive frontage and window display area, previously used as a childrens sensory room, the property is colourful in decoration and provides open plan space with attractive worktop, kitchen area, sep wc wall panel heating. Available now keys to view.

Lease Terms

A new lease is available for a term of years to be agreed.

Accommodation

	Metric	Imperial
Ground floor retail	23.1 sq m	249 sq ft

Use

Class E Retail Use (Strictly no Hot food takeaway use)

Rental

£7,000 per annum exclusive of rates and any service charges (£135 per week).
A three month rent deposit will be required for the duration of the lease.

Rates

Interested parties should contact Canterbury City Council for verification

EPC

Available upon request

Legal Costs

The incoming tenant to be responsible for all legal costs in drawing up new lease.

VAT

We understand that the property is not elected for VAT.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

Local Authority

Canterbury City Council

Viewings

All viewings are strictly by appointment through agents Azure Property Consultants Ltd

For further information please contact:

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