



### Shop Unit 4 - 74 High Street, Herne Bay, Kent, CT6 5LE



Brand New parade of lock up shop units For Sale or To Let on lease. High Street location opposite busy Texaco Petrol Station and just off the sea front. The shops form part of a brand new residential complex and can be accessed from Richmond Street or Hanover Street by vehicle. 2 loading and unloading spaces in main car park. Each shop unit is offered as a basic shell ready for any ingoing businesses to fit out accordingly. Each shop has a separate gas, electric and water supplies. The total area of the 5 shops is approx. 4876 sq ft (32 metres x 14 metres approx.) Service charge applies T.B.C. Insurance contribution applies T.B.C.

VIEWING BY APPOINTMENT ONLY.



**POA Leasehold**



## **Shop Unit 4**

45'11" (depth) x 19'8" (wide) (14m (depth) x 6m (wide))

Single shop front plus 3 windows and side window and wide door. Rear fire exit door. Gas, water and electric supply.

For Sale Units 4,5 & 8 £240,000 Offers In the region each.

For Sale Units 6 & 7 £220,000 Offers in the region each. 999 years lease on sales.

To Let on lease, 5 years lease or 10 year lease with 5 year break clause on 10 years.

Rental Guide:- Units 4,5 & 8 £20,000 p.a excl.

Rental Guide:- Units 6 & 7 £15,000 p.a excl.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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