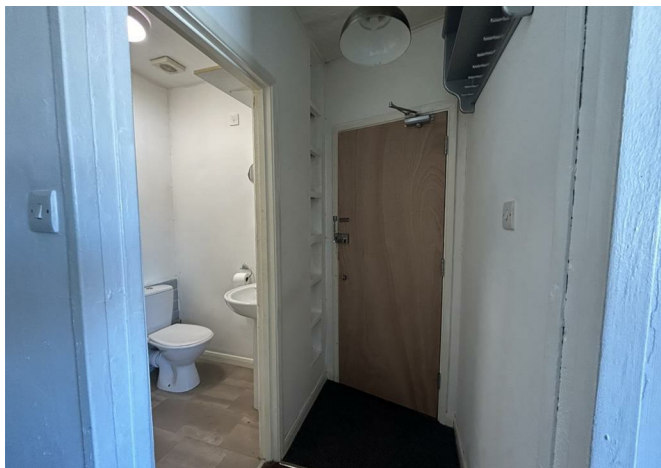




39e High Street, Herne Bay, CT6 5LN
Offers over £80,000



39e High Street, Herne Bay, CT6 5LN Offers over £80,000

Investor Opportunity – Offers Over £80,000 – New 125-Year Lease

A rare chance to secure a high-yield investment in the heart of Herne Bay, Kent.

This well-presented studio flat sits on the bustling High Street, perfectly positioned for strong rental demand thanks to its proximity to shops, cafes, and excellent transport links.

Projected Rental Income: £675 pcm – Approx. 10% Gross Yield

Charges:

Ground Rent: £100.00 / Buildings Insurance Contribution: £80.97 / Current Service Charge Demand: £167.87 (All charges cover 1st May 2025 – 30th April 2026)

Whether you're building your portfolio or seeking a first investment, this turnkey property offers immediate income potential in a sought-after coastal town.

Tenure: Leasehold

Current Lease: 66 years (to be renewed to 125 years on completion)

Description

Bathroom
4'11" x 4'6"

Kitchen
4'3" x 6'6"

Living/ Bed
10'10" x 15'10"

Council Tax band A

EPC Rating E

Agents Notes

Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Lease Information

Charges:

Ground Rent: £100.00

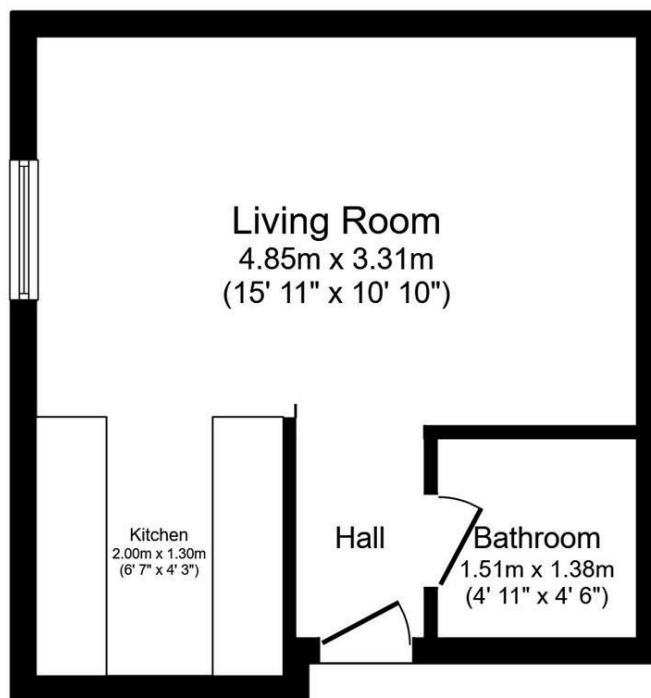
Buildings Insurance Contribution: £80.97

Current Service Charge Demand: £167.87

(All charges cover 1st May 2025 – 30th April 2026)

Current Lease: 66 years (to be renewed to 125 years on completion)

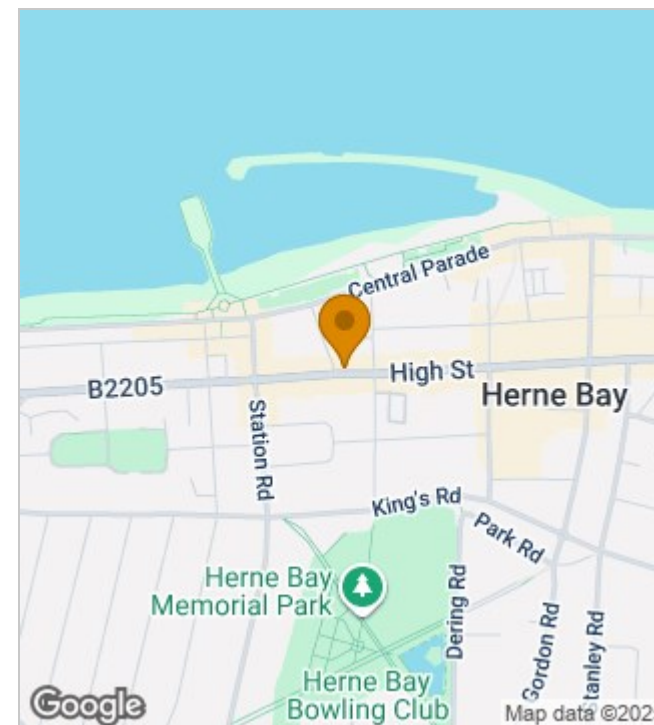




Floor Plan
Floor area 26.7 sq.m. (288 sq.ft.)

TOTAL: 26.7 sq.m. (288 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: sales@zesthomes.uk
www.zesthomes.uk

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