





118 Mortimer Street, Herne Bay, CT6 5EB

Auction Guide £410,000

An exciting opportunity to purchase a prominent freehold commercial unit situated in the heart of Mortimer Street, Herne Bay.

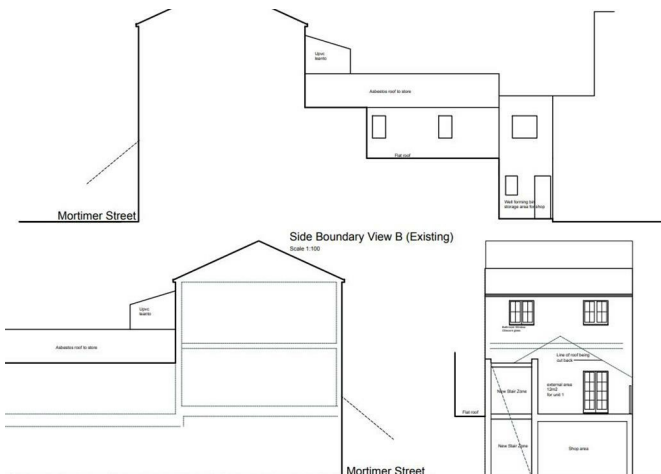
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

This spacious ground floor premises offers excellent potential for a range of commercial uses, including retail, food service, or professional services. The unit benefits from a generous shop front area with strong visibility and footfall, as well as additional rooms to the rear that currently house commercial refrigeration units.

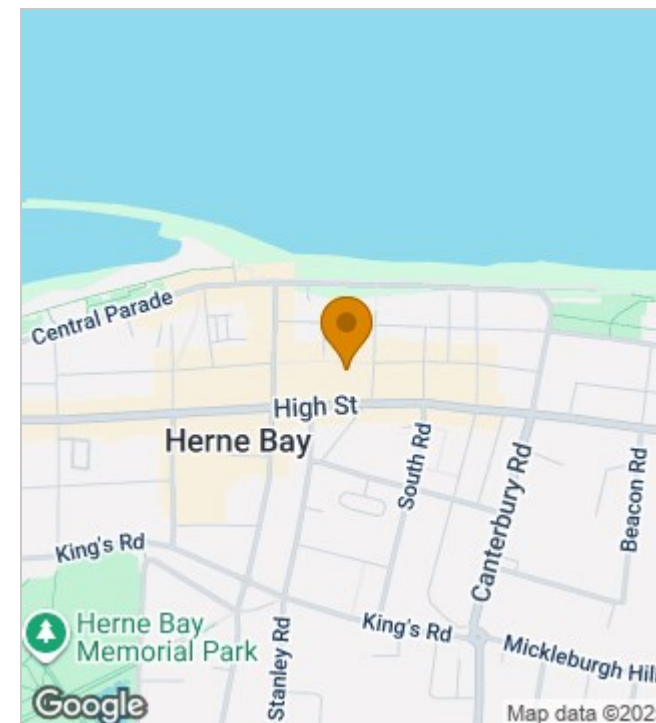
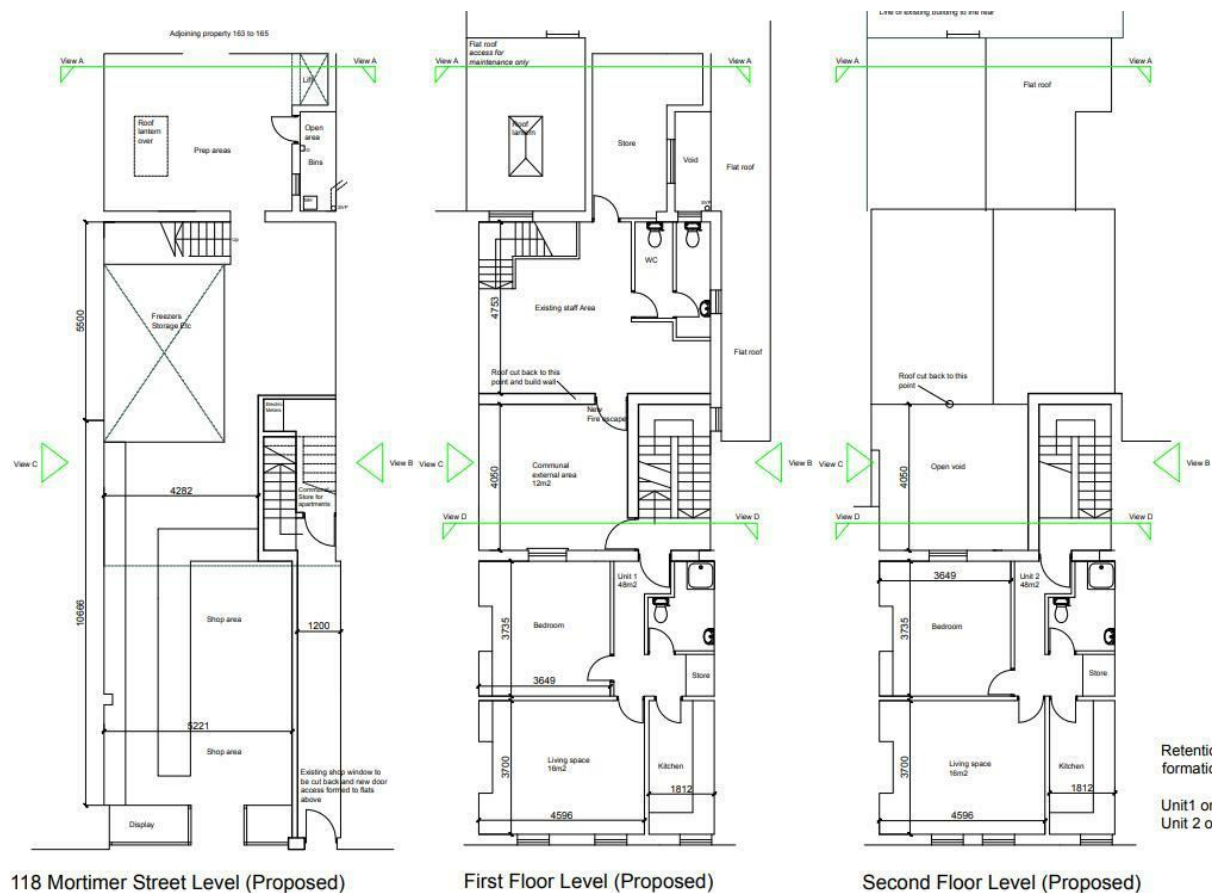
In addition to its prime location and versatile layout, the property also comes with the significant advantage of granted planning permission for residential flats above, offering excellent development potential and scope for long-term investment returns.

Whether you're a business owner looking for a high-profile site, or a developer seeking a mixed-use investment opportunity, this property presents strong potential in a sought-after coastal town.

For further information or to arrange a viewing, contact Zest Homes Commercial today.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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2. All measurements stated on our details and floorplans are approximate and as such can not 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 hold the copyright to all advertising material used to market this property.