

CHRISTOPHER HODGSON



Herne Bay

To Let £14,000 Per Annum



Herne Bay

108 Mortimer Street, Herne Bay, Kent, CT6 5EB

A rare and exciting opportunity to lease a ground floor shop premises in a bold and prominent location on Herne Bay's thriving Mortimer Street, which enjoys a busy trading position with high footfall. Herne Bay's bustling High Street is moments away includes a variety of both independent and national retailers.

The premises extends in total to approximately 842 sq ft (78 sq m) and benefits from a traditional shop front. The

unit comprises of a large retail area, three private offices / consultation rooms, a kitchen and a cloakroom. In addition, there is a store room and a basement area.

The property is offered to let with insuring and repairing obligations and is suitable for retail/professional service commercial uses (under Use Class E - Commercial, Business & Service).



LOCATION

Mortimer Street is just off the High Street, a short stroll from the seafront and is well served by local shops, schools and a supermarket. The town has a well regarded seafront with popular watersport facilities. There is also a mainline railway station (approximately 1.4 miles distant) providing fast and frequent links to London (Victoria approximately 85 mins). The A299 is accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Ground Floor Retail Area
35'3" x 13'2" (10.75m x 4.02m)
- Room 1
8'7" x 6'6" (2.64m x 2m)
- Room 2
10'5" x 7'6" (3.2m x 2.3m)
- Room 3
11'4" x 9'2" (3.47m x 2.81m)

- Kitchen
8'0" x 3'3" (2.43m x 1.00m)

BASEMENT

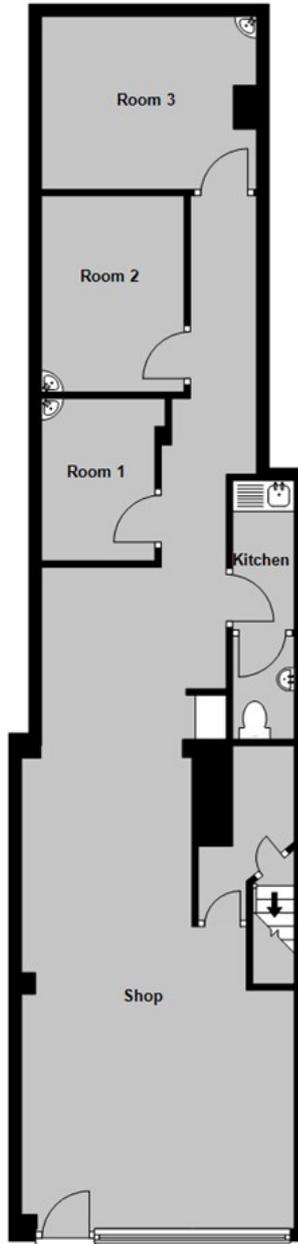
- Store Room
- EPC (non-domestic building)
Rating = E (122)
- Rateable Value
According to GOV.UK the rateable value for this property is £10,500.
- Terms
 - The property is available to let on a new fully repairing and insuring lease for a 10 year term
 - Rent at the rate of £14,000 per annum exclusive of rates and VAT
 - Rent deposit of £3000 to be paid on completion
 - Lease to be outside the provisions of section 24-28 of the Landlord and Tenant Act 1954 Part II
 - Rent reviews at 3, 6 and 9 years
 - The incoming tenants will be responsible for the legal costs of both parties for the creation of a new lease





Ground Floor

Approx. 78.3 sq. metres (842.8 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)

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