



Shop – To Let
Attractive Seaside Town

LOCATION

Herne Bay is an attractive seaside town in Kent, situated c. 14 miles east of Margate and 8 miles north of Canterbury, with a population of 38,060 (2018 census).

The town is served by excellent bus links to the surrounding areas and Herne Bay train station is only a 10 minute walk from the subject property, providing a direct service to London Victoria in approximately 1 hour 30 minutes. The town also benefits from good road communications with the A2 and M2, linking Herne Bay to the Channel Tunnel, ports at Dover and surrounding coastal towns.

The property occupies a prominent, corner trading position on the high street at its junction with William Street. The Market Place and William Street shopper's car parks are also nearby and offer 134 and 215 spaces, respectively.

Occupiers of note within immediate proximity of the property include **Cancer Research UK, Demelza, NatWest, Lloyds and Cats Protection**, whilst the high street comprises a diverse mix of independent retailers and leisure operators. Further retailers of note within the town include **Aldi, Morrisons, Dominos, Papa Johns, JC Rook & Sons, Iceland and Co-op Food**.

ACCOMMODATION

The property is principally arranged over ground with a first floor mezzanine store with the following approximate net internal floor areas:-

Ground Floor Sales	101.17 sq m	1,089 sq ft
First Floor Mezzanine	23.59 sq m	254 sq ft
Total	124.76 sq m	1,343 sq ft

TERMS

The premises is available by way of a new, effectively fully repairing and insuring lease for a term of years to be agreed, subject to five yearly upward only rent reviews, at a commencing rent of **£25,000 per annum exclusive**.

RATES

Current Rateable Value	£16,750
Rate in the £ (2021/22)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band D. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

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Subject to Contract and Exclusive of VAT (if applicable).

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