



Right Hand First Floor- 88 Canterbury Road, Herne Bay, CT6 5SB
£500 Per month



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Commercial Room Available – Herne Bay – £500 PCM (All Bills Included)

A fantastic opportunity to rent a well-presented commercial room in a prime Herne Bay location, ideal for a variety of businesses.

This self-contained space includes:

Private consultation/treatment room

Sink with running water

Window for natural light and ventilation

Access to shared toilet facilities and waiting area

All bills are included in the monthly rent of £500, making this a highly cost-effective option for small businesses, therapists, beauty professionals, or consultants.

For more information or to arrange a viewing, please call 01227 949291.

Rent £500pcm All bills included

Deposit £500

Commercial Referencing fee £300 Plus VAT

Description

Please Note-

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

EPC Rating B

Room Size
14'07 x 7'06

Shared Waiting Area

Shared Toilet Facilities

Rent £500 PCM

All bills included

£500 Deposit

£300 Commercial Tenant Reference Fee

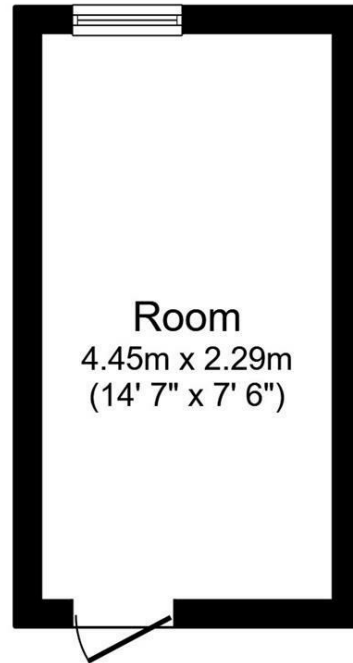
Agents Notes:

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.

Location

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliffs of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.



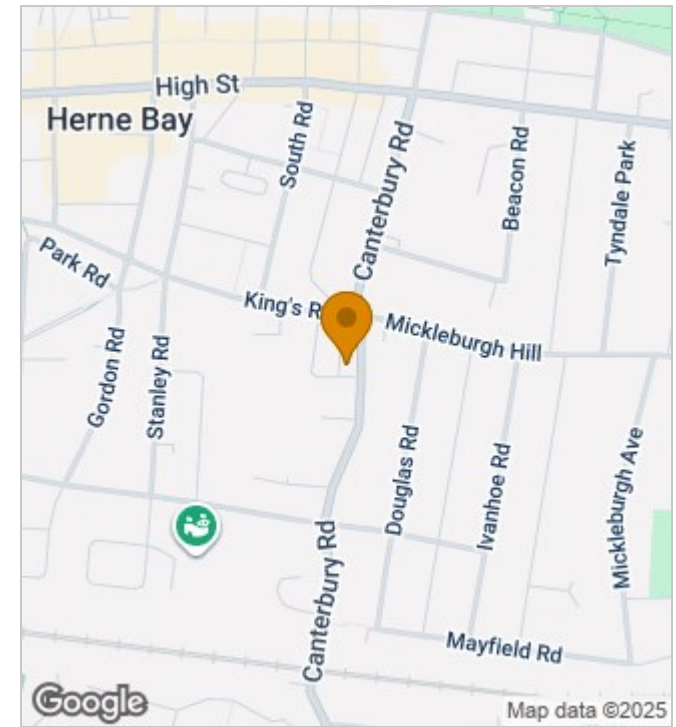


Floor Plan

Floor area 10.2 sq.m. (109 sq.ft.)

Total floor area: 10.2 sq.m. (109 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



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	

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www.zesthomes.uk

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