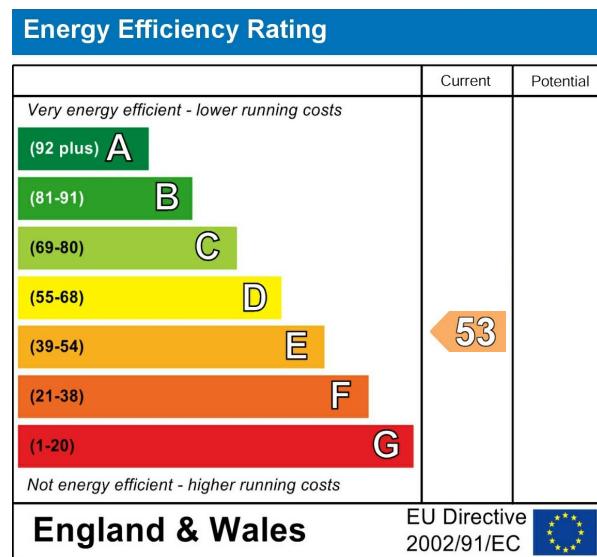
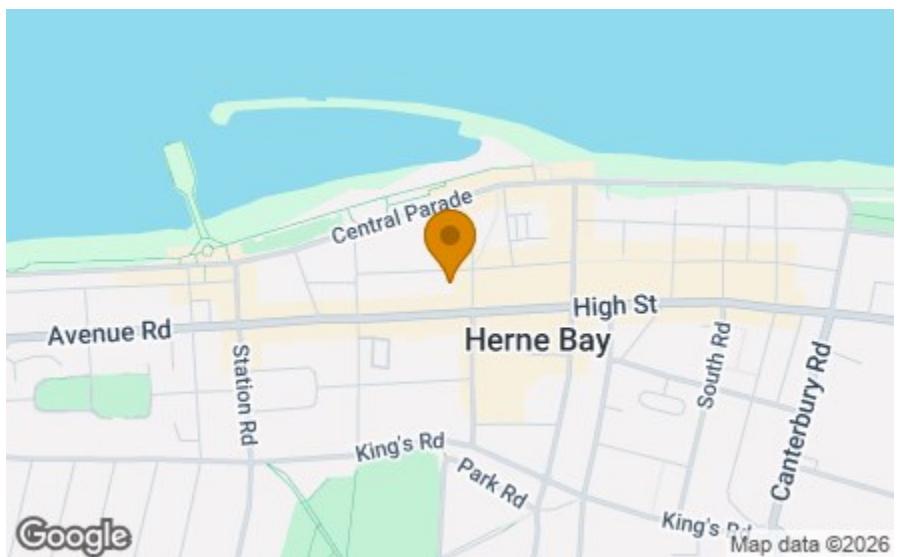


Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Rear Room, 34 Mortimer Street, Herne Bay, CT6 5PH

£525 Per month



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 prior to a sale or purchase proceeding.
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.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Are you looking for office space, or are you a talented nail technician, experienced in lash and hair extensions, or passionate about providing soothing massages? Look no further! We have a unique opportunity for you to take the next small step into a commercial space—an added benefit of having two allocated parking spaces. Imagine having your own dedicated space to showcase your expertise and talent. This room is tailor-made for a home worker ready to enter the professional world. As a professional, you understand the importance of creating the perfect ambiance for your clients, and this room ensures just that.

It features ample space to set up your area and a space to greet your clients once you've added your personal touch. It also has a storage room, Kitchen area, and shower room.

Rent Upfront: £525 pcm

Deposit £525pcm

Term Of Lease Flexible

The water bill was split with another tenant in the building linked to this site.

Business Rates: Please check if this is due payable via Valuation Office

All bills Included

EPC: Ordered

EPC Ordered

Rateable Value Contact the Valuation Office

<https://www.tax.service.gov.uk/business-rates-find/valuations/5533527000?valuationId=16051747000>

Reception Room

21'7" x 9'6" (6.603 x 2.916)

Shower Room

Storage Area

13'2" x 8'5" (4.020 x 2.59)

Kitchen

12'11" x 6'1" (3.950 x 1.865)