



144 Mortimer Street, Herne Bay, CT6 5DX  
£1,500 Per month



## 144 Mortimer Street, Herne Bay, CT6 5DX £1,500 Per month

Situated on Mortimer Street, Herne Bay, in a vibrant and well-established trading position, this 111 sq m (approx.) commercial property is arranged over two floors and offers flexible accommodation suitable for a variety of occupiers. Located in an active part of town, with the popular Saturday market drawing regular footfall, the premises occupy an excellent trading position at this end of town.

The ground floor comprises a retail/shop area, together with office space and WC facilities, providing a practical layout for customer-facing business operations.

The first floor offers further versatile accommodation comprising three rooms, kitchen, bathroom and a separate WC, lending itself to a range of ancillary uses including storage, staff facilities, or additional office space.

The premises are considered suitable for a range of commercial occupiers and are believed to benefit from Use Class E (Commercial, Business and Service), including retail and financial/professional service uses, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

Flexible Lease Terms.

## Description

Shop Area  
33'6 x 15'1

First Floor

Room  
11'1 x 6'2

Room  
11'1 x 8'6

Room  
6'9 x 8'6

Bathroom  
8'6 x 8'6

Kitchen Area

WC

Property type Retail/Financial and Professional

Lease Terms

The premises are available by way of a new lease on flexible terms, to be agreed, at a commencing rent of £18,000 per annum exclusive, payable monthly in advance.

A rent deposit equivalent to three months' rent will be required, payable prior to occupation, subject to covenant status.

Further lease terms are available upon request and are subject to contract.

Total floor area 111 square metres

EPC Rating D / 87

Permitted Use / Tenant Verification

The Premises are believed to benefit from planning use within Use Class E (Commercial, Business and Service), including Retail, Financial and Professional Services uses as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

Prospective tenants must satisfy themselves, by making their own enquiries with Canterbury City Council and obtaining independent professional advice where necessary, that their proposed business use is permitted within the existing registered/planning use class and that all necessary planning permissions, consents, licences and regulatory approvals required for their occupation and operation are in place or obtainable.

The Landlord/Agent gives no warranty or representation that any particular proposed use by a tenant will be lawful or suitable, and responsibility for confirming compliance with planning and statutory requirements rests solely with the tenant.

VOA - £14,147 per annum

Tenants Referencing Fee

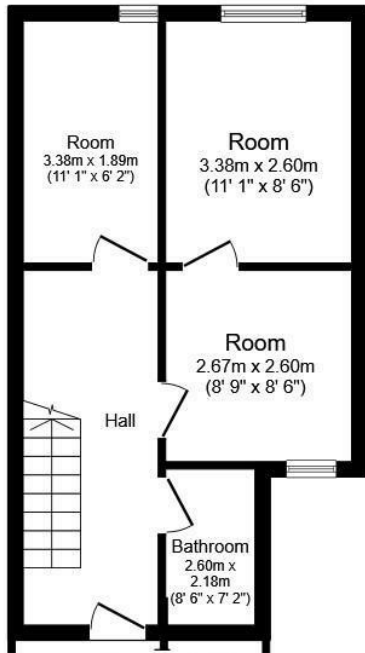
Tenants' non-refundable referencing fee of £300 (inc. VAT)

Full reference checks will be conducted.

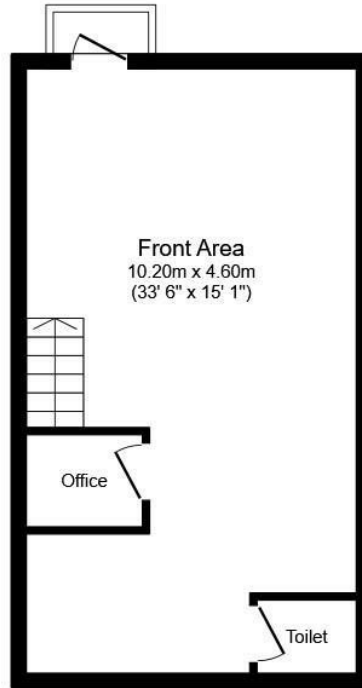
Agents Notes

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.





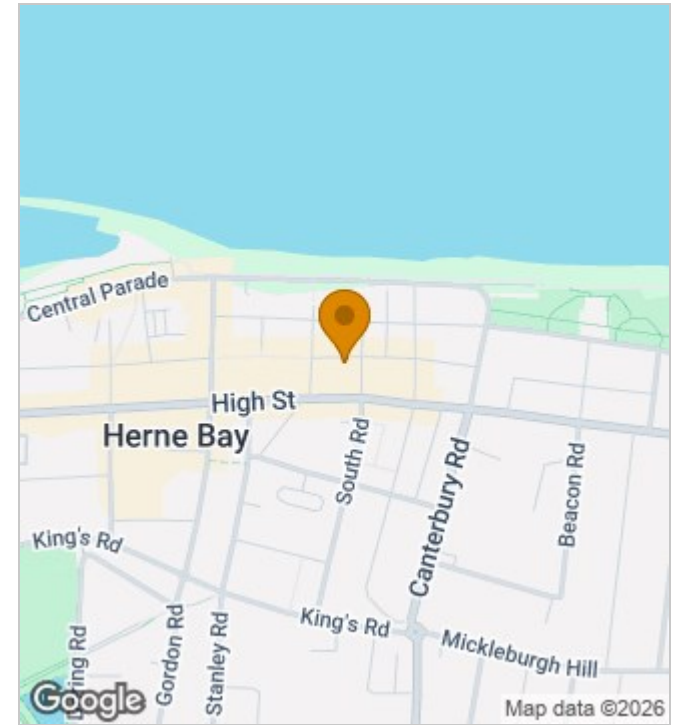
**Ground Floor**  
Floor area 35.6 sq.m. (383 sq.ft.)



**First Floor**  
Floor area 38.8 sq.m. (417 sq.ft.)

Total floor area: 74.3 sq.m. (800 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](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>62</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



190 High Street, Herne Bay, Kent, CT6 5AP  
Tel: 01227 949291 | Email: [sales@zesthomes.uk](mailto:sales@zesthomes.uk)  
[www.zesthomes.uk](http://www.zesthomes.uk)

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.