



Commercial Unit Haddington Court, William Street, Herne Bay, CT6 5EJ



RARE COMMERCIAL OPPORTUNITY – William Street, Herne Bay

A rare opportunity to acquire a brand-new commercial unit in the heart of Herne Bay – a blank canvas ready for you to make your mark.

Positioned on William Street, just a short stroll from the beach and promenade, this newly built ground-floor space offers 327.9 sq m (3,529.4 sq ft) of flexible accommodation.

Described in the planning decision notice as retail units (Class A1 use), the premises provide an excellent opportunity for a range of retail or commercial ventures (subject to any necessary consents). The developers are happy for the buyer to continue liaising with the planning department regarding the final design of the frontage, allowing you to shape the appearance to suit your brand and vision.

With its prime central location, proximity to local amenities, and the vibrant coastal atmosphere of Herne Bay, this unit is ideally placed for both local trade and visitor footfall.

DON'T MISS OUT – OPPORTUNITIES LIKE THIS ARE RARE.
EARLY VIEWING IS HIGHLY RECOMMENDED.

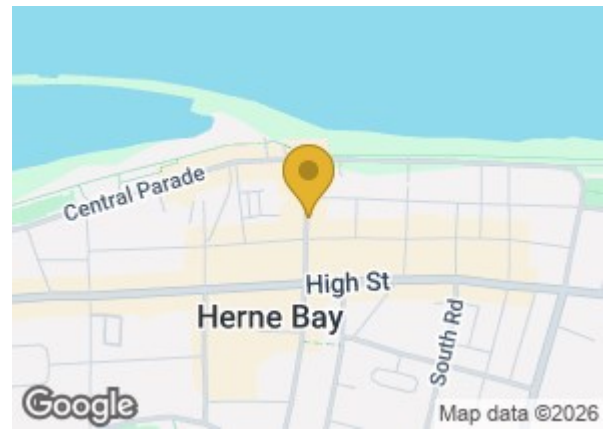
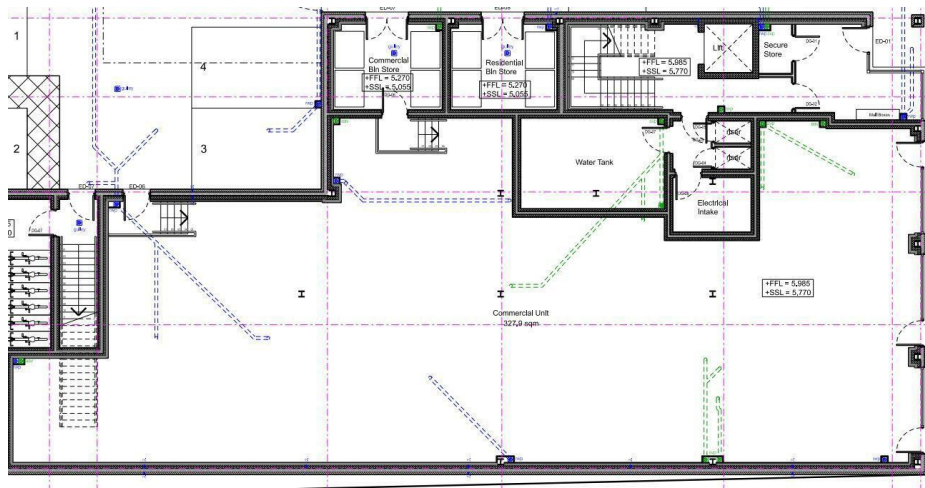
Set along Kent's stunning north coast, Herne Bay perfectly blends Victorian charm, independent cafés, boutique shops, and a beautiful promenade, making it one of the county's most desirable seaside towns. From the iconic Clock Tower on the seafront to the historic Reculver Towers overlooking the bay, every corner captures the essence of classic seaside living.

Residents can enjoy leisurely walks along the pier and beach, take in the breathtaking sunsets at Hampton, or explore the vibrant nearby towns of Whitstable and Canterbury. Whether you're dining in a stylish bistro, browsing local markets, or simply enjoying the fresh sea air, Herne Bay offers a lifestyle that's both

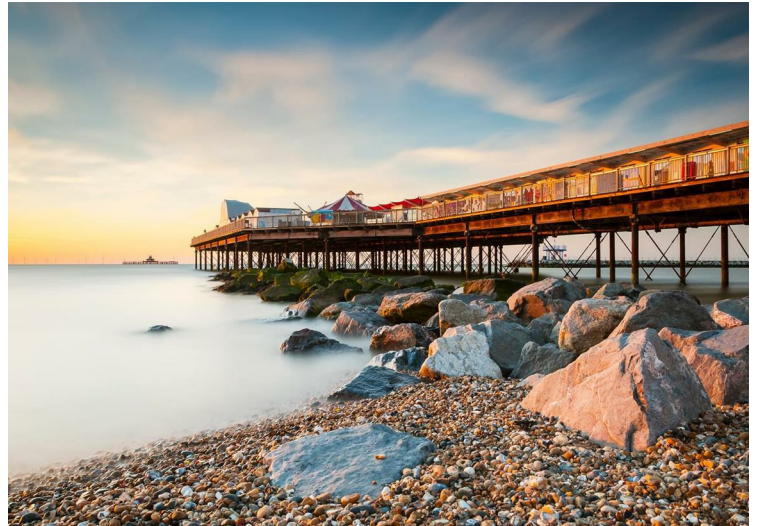
- Brand-new ground floor commercial unit in the heart of Herne Bay.
- Prime William Street location, just a short walk from the beach and promenade.
- Total area of 327.9 sq m (3,529.4 sq ft) of flexible accommodation.
- Described in planning as retail units (Class A1 use) – suitable for a variety of commercial or retail ventures (subject to consents).
- Blank canvas ready to be customised to your business vision.
- Developers open to buyer input on frontage design, allowing brand-specific finishes.
- Excellent visibility and footfall from both locals and visitors.
- Close to local amenities, transport links, and popular coastal attractions.
- Modern build offering low maintenance and high efficiency.
- Rare opportunity in a sought-after seaside town – early viewing recommended.

Viewing

Please contact our Zest Homes Sales & Lettings Office on 01227 949291 if you wish to arrange a viewing appointment for this property or require further information.



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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

190 High Street, Herne Bay, Kent, CT6 5AP
 Tel: 01227 949291 | Email: michelle@zesthomes.uk
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.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.