



Commercial Unit, Bun Penny William Street, Herne Bay, CT6 5EW
£1,250 Per annum



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Commercial Premises To Let – William Street, Herne Bay

Prime seafront commercial premises available in the heart of Herne Bay, offering an excellent opportunity for retail, hospitality or other customer-facing businesses. Situated in a high-footfall location close to local attractions, cafés, shops and transport links, the property benefits from sea views, a bright open-plan layout, and large frontage windows providing strong visibility and natural light. Suitable for a range of uses (subject to consent), the premises are offered on flexible lease terms at £15,000 per annum, with a deposit of £3,750. A commercial EPC has been commissioned, and the freeholder is applying to the Valuation Office Agency for the premises to be assessed and banded for business rates. Further lease details available upon application.

Ideal for retail shops, or any business looking to take advantage of Herne Bay's vibrant seaside location.

Description

Open Space
45'7" x 17'0"

Kitchen and Separate WC

EPC Ordered

Works need to be completed in readiness for the assessor to inspect.

Business Rates

The freeholder will be contacting the Valuation Office Agency (VOA) to arrange for the premises to be assessed and banded for business rates purposes. Prospective tenants are advised that the property's rateable value is currently pending assessment.

Class Use To be confirmed

Lease Terms

The premises are available by way of a new lease on flexible terms, to be agreed, at a commencing rent of £15,000 per annum exclusive, payable monthly in advance.

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

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

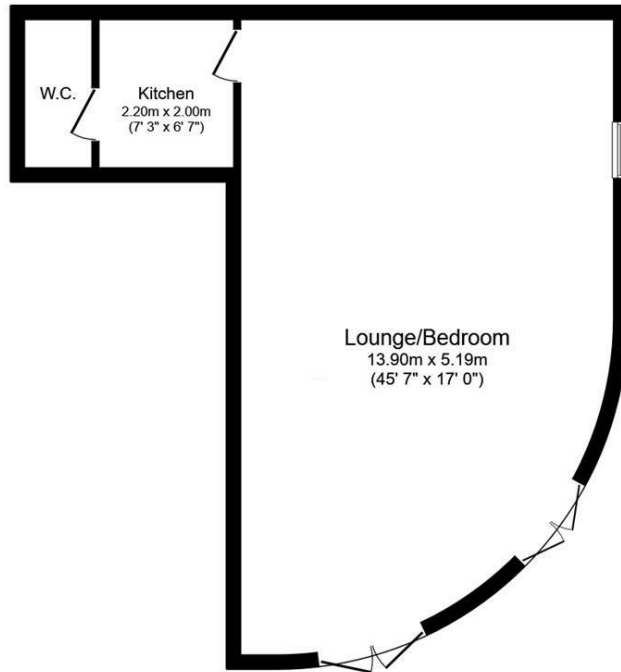
Tenants Referencing Fee

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.

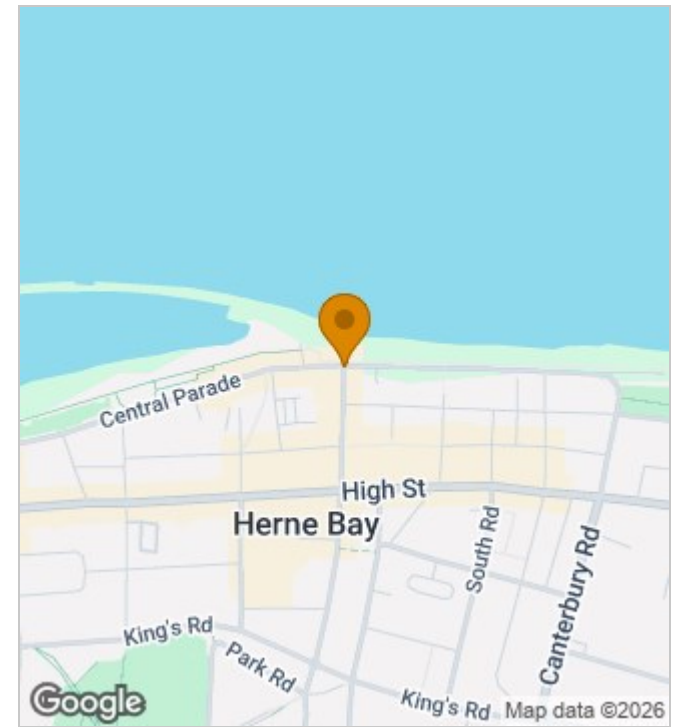




Floor Plan
Floor area 53.8 sq.m. (579 sq.ft.)

Total floor area: 53.8 sq.m. (579 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	

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: michelle@zesthomes.uk
www.zesthomes.uk

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