



129 High Street, Herne Bay, CT6 5NQ
£1,666 Per month



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Prime Corner Retail Opportunity – Herne Bay High Street
Phased Rent Incentive | Landmark Position | Approx. 1,329 sq ft + Basement Storage

Zest Homes, Commercial are delighted to present this exceptional flagship retail opportunity in one of Herne Bay's most prominent trading locations. Occupying the former HSBC branch at the highly visible corner of High Street and William Street, this striking building benefits from excellent footfall, dual-aspect frontage and commanding street presence in the heart of the town centre.

Attractive Phased Rent Structure

To support both new and established businesses, the landlord is offering a generous stepped rental arrangement:

Year 1: £20,000 per annum

Increasing by £1,000 per year across a 5-year term

The Accommodation

Ground Floor – Approx. 1,329 sq ft A spacious and light-filled retail area, currently arranged into various sections but offering a highly flexible open-plan footprint suitable for a wide range of commercial uses including retail, showroom, hospitality, clinic or professional services (subject to planning).

Basement: An extensive and secure lower floor comprising four separate storerooms and a strongroom/vault, ideal for: Stock and back-of-house storage, Secure document retention, Staff or operational space. This additional accommodation delivers rare town-centre functionality and significant operational value.

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.

Administration Charge

A non-refundable administration charge of £300 plus VAT is payable to Zest Homes for all proposed tenants, subject to contract and satisfactory checks. In addition, the incoming tenant may be required to contribute to the landlord's reasonable legal and lease preparation costs.

Agents Notes

Please check with the relevant local authority which is Canterbury City Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

EPC Rating E

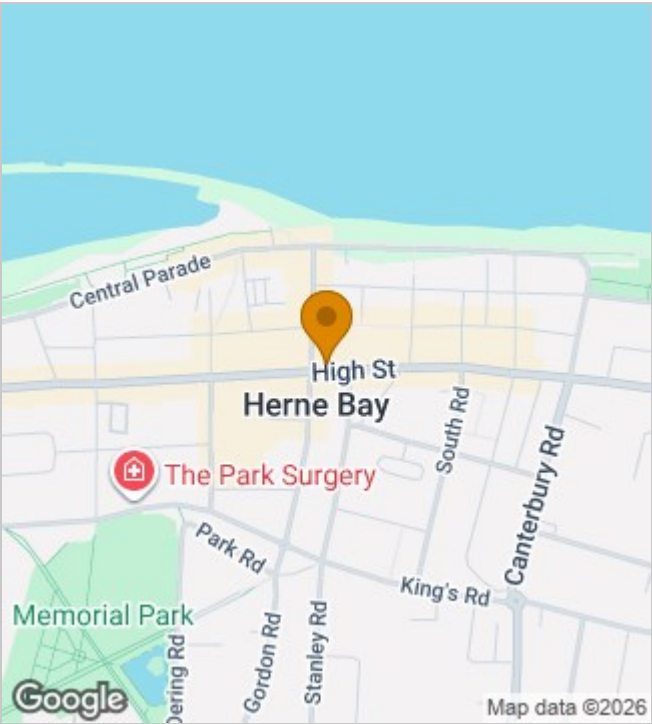
Class E

Retail

Rateable Value

Currently will need to be rebanded due to amendments to the previous layout.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- 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.