



## Commercial Unit, Haddington Court, 10 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.**

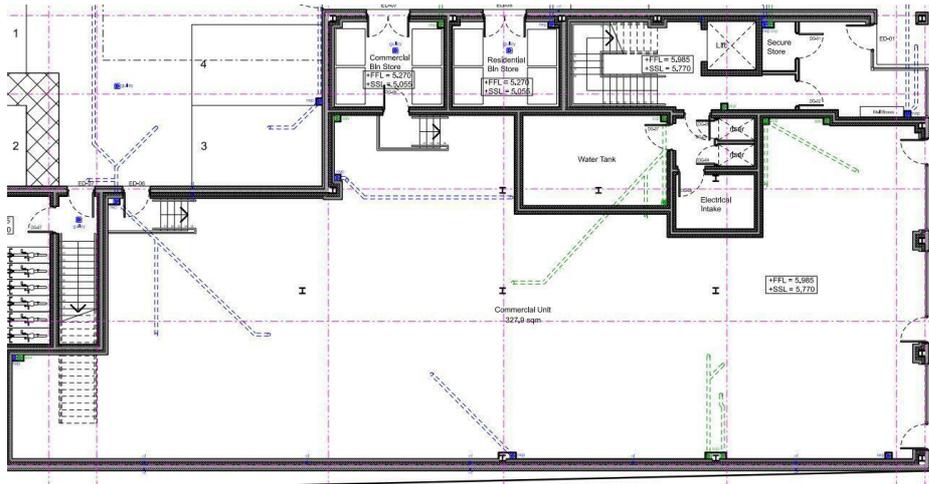
Set along Kent's stunning north coast, Herne Bay perfectly blends Victorian charm, independent cafés, boutique shops, and a beautiful promenade, making it one of the county's most desirable seaside towns. From the iconic Clock Tower on the seafront to the historic Reculver Towers overlooking the bay,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

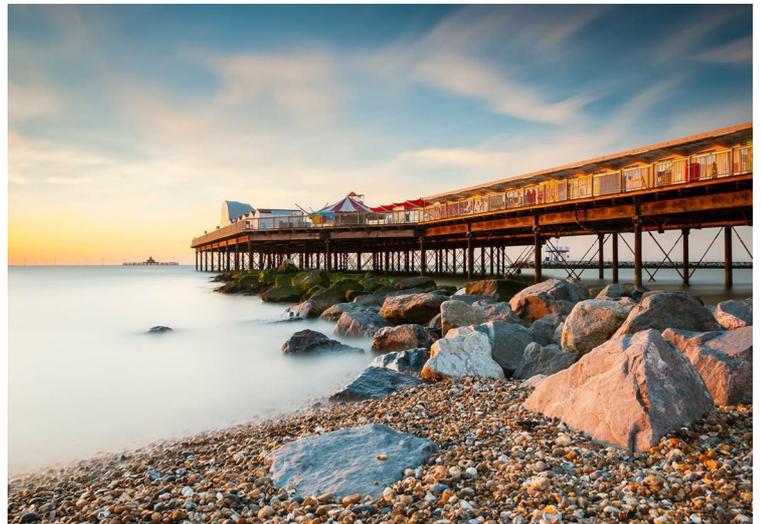
- Brand-new ground floor commercial unit in the heart of Herne Bay.
- Prime William Street location, just a short walk from the beach and promenade.
- Total area of 327.9 sq m (3,529.4 sq ft) of flexible accommodation.
- Described in planning as retail units (Class A1 use) – suitable for a variety of 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 	



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