



**118 Mortimer Street, Herne Bay, CT6 5EB**  
**Auction Guide £365,000**





## 118 Mortimer Street, Herne Bay, CT6 5EB

### Auction Guide £365,000

An exciting opportunity to purchase a prominent freehold commercial unit situated in the heart of Mortimer Street, Herne Bay.

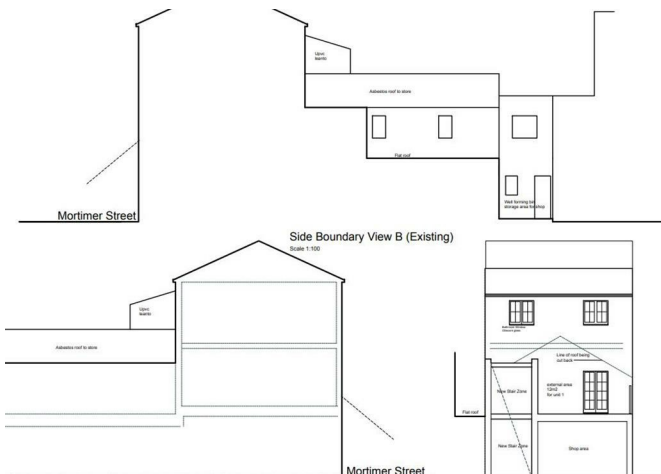
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

This spacious ground floor premises offers excellent potential for a range of commercial uses, including retail, food service, or professional services. The unit benefits from a generous shop front area with strong visibility and footfall, as well as additional rooms to the rear that currently house commercial refrigeration units.

In addition to its prime location and versatile layout, the property also comes with the significant advantage of granted planning permission for residential flats above, offering excellent development potential and scope for long-term investment returns.

Whether you're a business owner looking for a high-profile site, or a developer seeking a mixed-use investment opportunity, this property presents strong potential in a sought-after coastal town.

For further information or to arrange a viewing, contact Zest Homes Commercial today.





## Description

### Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Planning

Reference CA/19/10205

Application Validated Tue 03 Dec 2019

Address Dwelling Accommodation 118 Mortimer Street Herne Bay Kent CT6 5EB

Proposal Change of use of first and second floors to form 2 no. flats together with second floor rear extension and alterations to shopfront.

Status Decided

Decision GRANTED

Decision Issued Date Fri 22 May 2020

### Use A1 / A2

We believe the current class of business use is 'C3'.

Interested parties are advised to seek clarification of permitted use from the local authority.

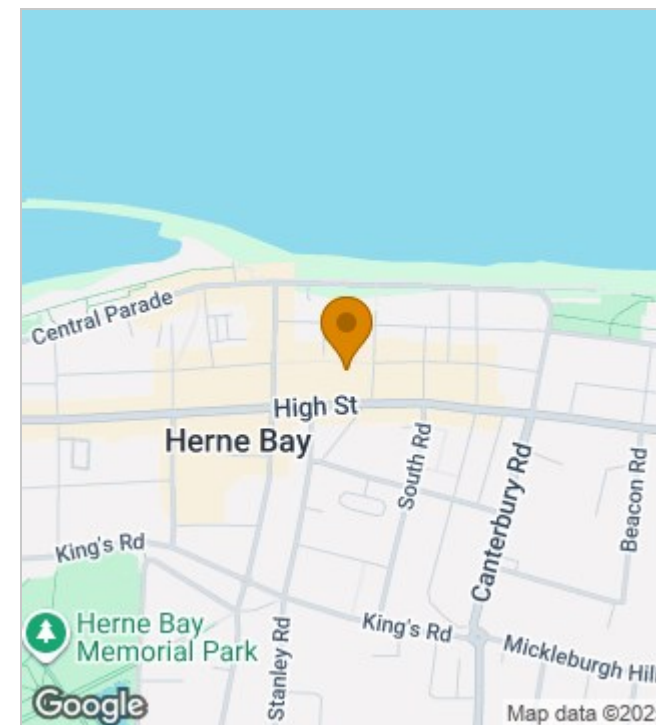
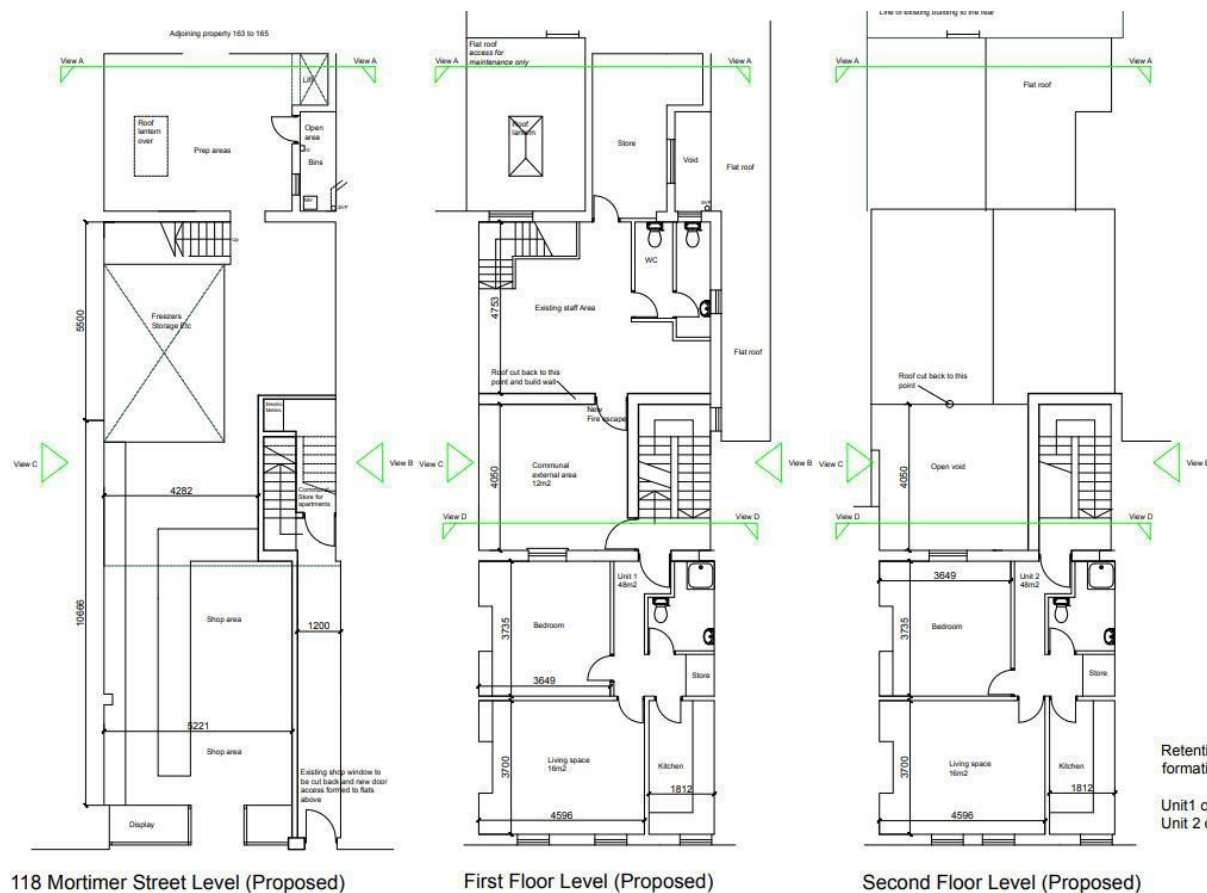
Use: A1/A2 Retail / Financial and Professional Services

Commercial Current EPC Rating D (99)

### Floorplan Clause

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.





### 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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[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.