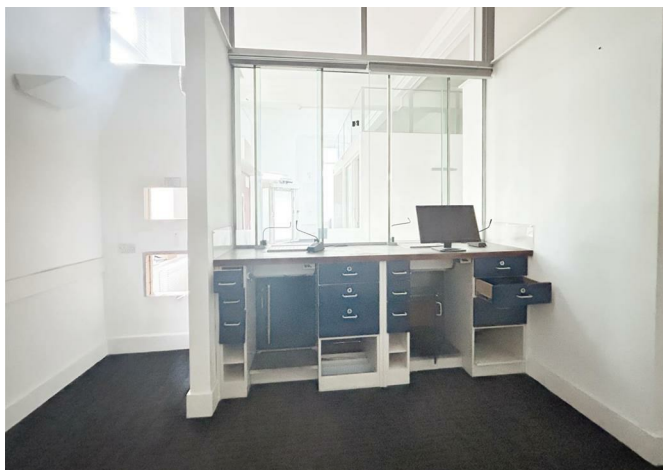
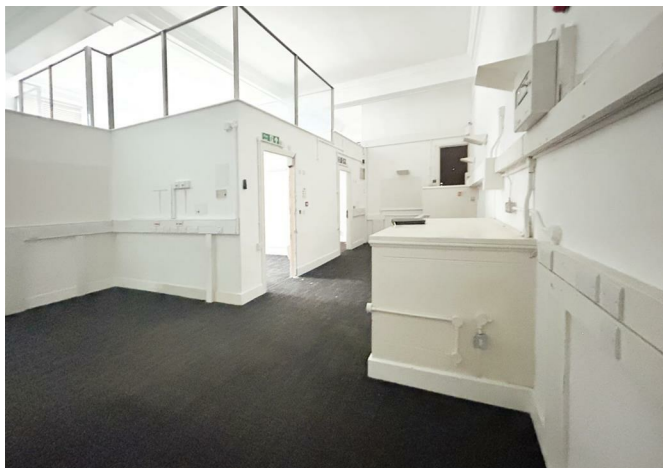




**129 High Street, Herne Bay, CT6 5NQ**  
**£20,000 Per annum**





## 129 High Street, Herne Bay, CT6 5NQ

### £20,000 Per annum

Prime Central Location.

Zest Homes Commercial are pleased to offer TO LET in the heart of Herne Bay town centre the basement and ground floor level of the former HSBC.

The entrance opens into a large expanse of separated space to create individual zones set out to suit the former bank.

The lower basement comprises storage rooms, a large reception/kitchen area, and a bank vault. The washroom facilities are also on the lower level.

Lease terms are negotiable.

Rent PA £20,000 per annum

Deposit: 3 Months' rent

Business Use: A1/A2 Retail and Financial/Professional services

EPC Rating: E

Typical Rating of existing stock: D

Business Rates: If applicable, please ensure you make the necessary checks.

CALL ZEST HOMES SALES AND LETTINGS COMMERCIAL TO VIEW 01227 949291



## Description

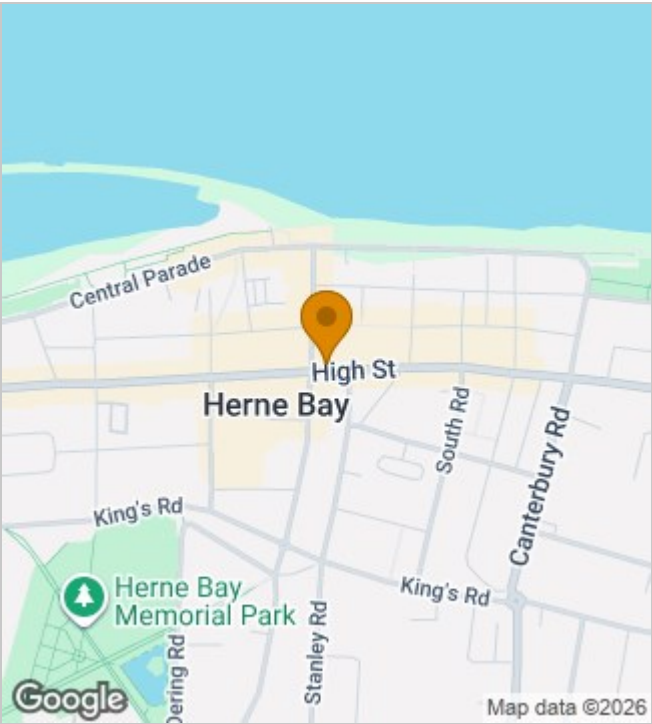
### Agents Notes

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.

### 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) 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: [sales@zesthomes.uk](mailto:sales@zesthomes.uk)  
[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.