



161a Mortimer Street, Herne Bay, CT6 5HE
£750 Per month



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Prime Commercial Space in the Heart of Herne Bay – Ready to Elevate Your Business

Take your business to the next level with this exceptional first-floor commercial space in a prime position on Mortimer Street, Herne Bay.

Occupying the entire first floor of 161 Mortimer Street, this impressive premises offers a fantastic opportunity for ambitious businesses seeking a stylish, flexible, and inspiring environment.

Accessed via its own private entrance directly from Mortimer Street, the property opens up to a substantial open-plan expanse, beautifully designed with a modern finish complemented by rustic character touches, creating a space that feels both professional and welcoming.

Recently renovated to a high standard, this versatile property is perfectly suited for a variety of uses.

Whether you're launching a new venture, relocating, or expanding your existing business, this is a rare opportunity to secure a standout commercial space in a thriving Herne Bay location.

Description

EPC Rating E

VOA -
The Freeholder will arrange for the Valuation Officer to re-rate the building, as it needs to be split into two commercial addresses.

Tenants Referencing Fee
Tenants' non-refundable referencing fee of £300 (inc. VAT)
Full reference checks will be conducted.

Lease Terms
The premises are available by way of a new lease on flexible terms, to be agreed, at a commencing rent of £9,000 per annum exclusive, payable monthly in advance.
Deposit £1500.00, rent will be required, payable before occupation, subject to covenant status.
Further lease terms are available upon request and are subject to contract.
Building insurance contribution will be due and payable on an annual basis.
Contribution toward utilities, water, gas, and electric bills with full transparency.

* Internet Connection tenants responsibility *

Class Use To be confirmed

Tenancy Information Rent Upfront £750.00

Deposit £1500.00 Payable Upfront

Location
Nestled on Kent's picturesque north coast, Heme Bay offers the charm of a traditional seaside town combined with the ease of modern living. Just over 90 minutes from London by train, with excellent connections via the A299 and M2, Heme Bay provides an ideal balance: the tranquility of the coast with swift access to the capital and beyond.

A Vibrant Seafront Lifestyle
The seafront is the town's crown jewel – a sweeping promenade lined with colourful beach huts, expansive shingle beaches, and uninterrupted sea views. Residents enjoy invigorating morning walks along the pier, leisurely afternoons on the beach, and golden sunsets across the bay. For those with an active lifestyle, sailing, paddleboarding, and cycling along the coastal trails are on the doorstep.

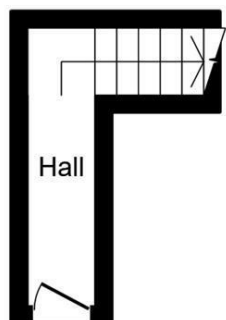
Dining & Social Experiences
Heme Bay has evolved into a hub of sophisticated seaside dining. From elegant seafood restaurants serving the day's catch to stylish cafés and wine bars perfect for evening gatherings, the town offers a growing collection of culinary highlights. Local bistros and family-run establishments sit alongside contemporary eateries, creating a dining scene as diverse as it is refined.

Things to See & Do
Life in Heme Bay is steeped in heritage and leisure. Explore the iconic clock tower, one of the oldest purpose-built seaside landmarks in the UK, or Reculver Towers. Boutique shops, art galleries, and weekly markets bring a sense of community vibrancy, while nearby Whitstable and Canterbury offer further opportunities for further Boutiques and High Street shopping.

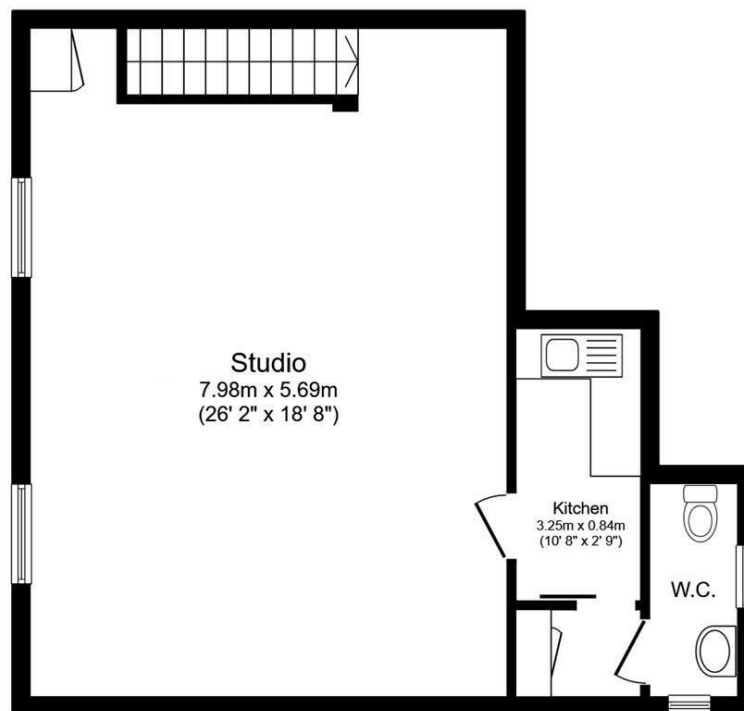
The Essence of Seaside Living
Heme Bay embodies coastal living at its finest – a blend of relaxation, recreation, and refinement. With the sea at the heart of daily life and London within easy reach, it's the perfect location for those seeking a stylish seaside retreat without compromising on connectivity or convenience.

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.





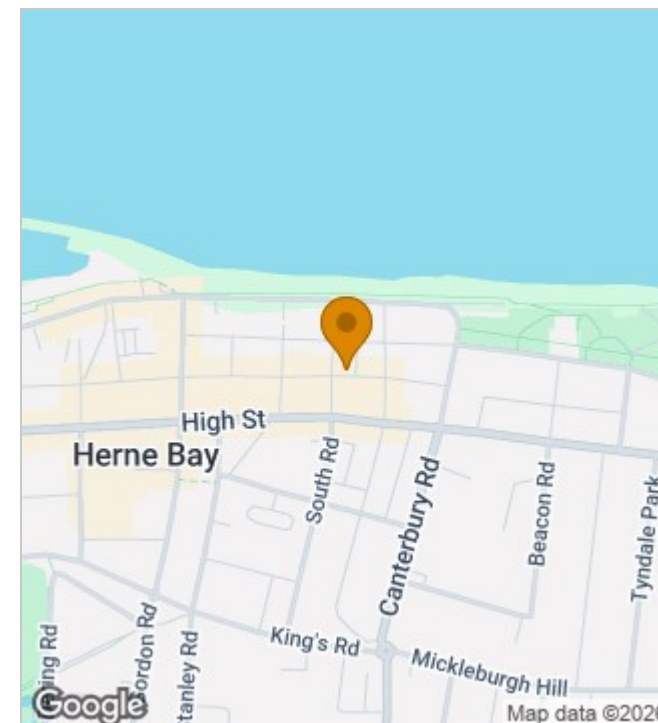
Ground Floor



First Floor

Total floor area: 59.0 sq.m. (635 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	75	77
(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 	

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