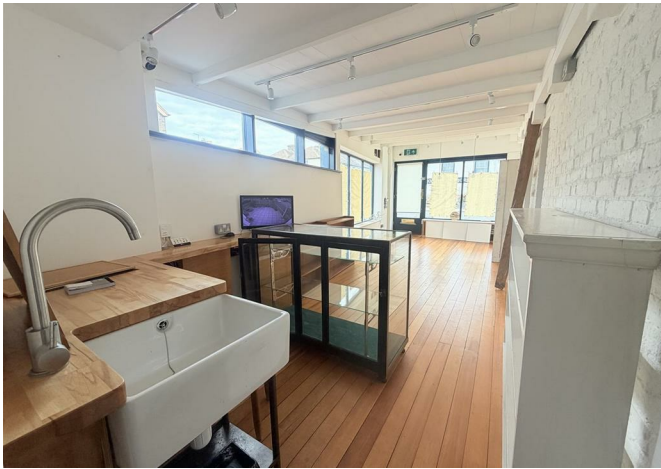




**212 High Street, Herne Bay, CT6 5AX**  
**£1,000 Per month**



## 212 High Street, Herne Bay, CT6 5AX £1,000 Per month

Ground-Floor Retail Unit Available for Immediate Occupation

This attractive ground-floor retail unit is available for immediate occupation and has been tastefully decorated to create a charming rustic feel.

Offering a versatile Class E commercial space, the property is ideal for a wide range of retail or business uses—whether you're an established business seeking larger premises or a start-up looking for the perfect first location.

Occupying a prominent corner position, the shop benefits from excellent natural light flooding through the large display windows, making it ideal for showcasing your business. The layout includes two separate entrances leading into a spacious main retail area, creating a flexible and welcoming commercial environment.

To the rear, the property features a kitchen, useful storage space, and doors opening onto a patio garden area, adding practicality and additional flexibility.

Please note: The VOA assessment may require adjustment due to alterations made to the layout.

## Description

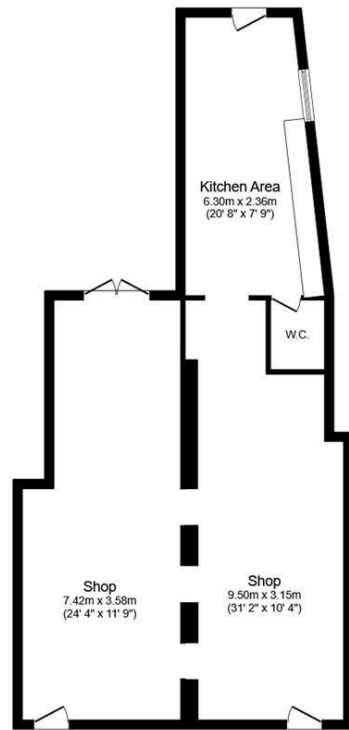
### Referencing and Lease Costs

A non-refundable referencing fee 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 make a contribution towards the landlord's reasonable legal and lease preparation costs.

Class E – Commercial, Business and Service

EPC Commissioned - Awaiting Rating

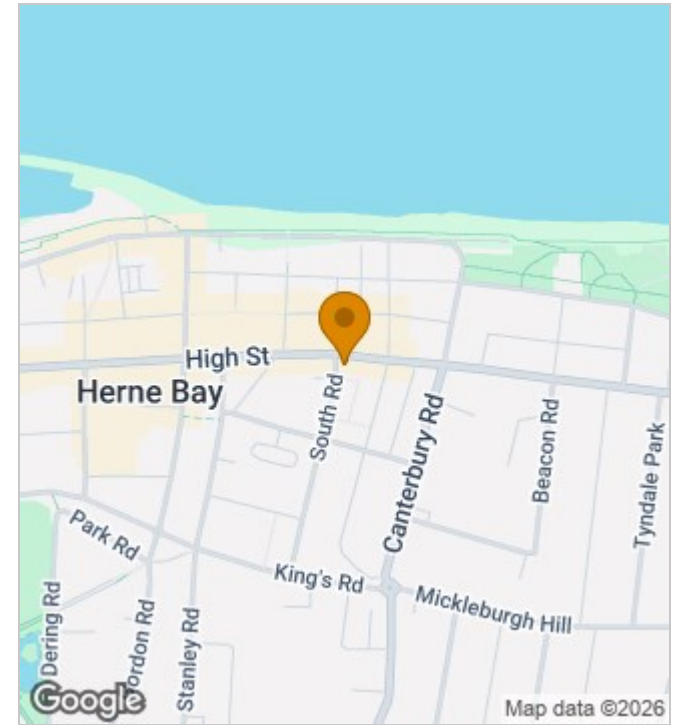




Floor Plan

Total floor area: 82.5 sq.m. (888 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) <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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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.