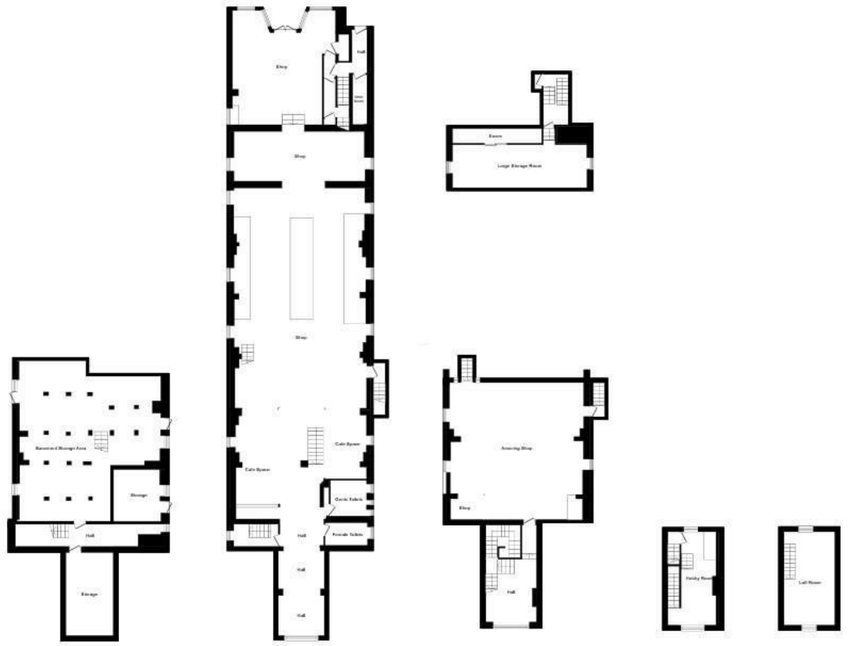


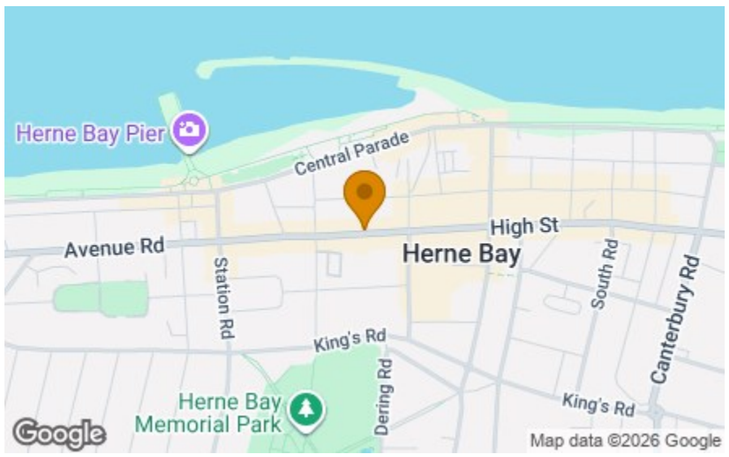
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

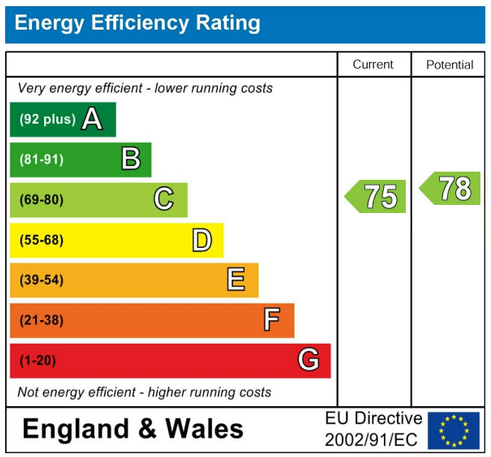












75 High Street, Herne Bay, CT6 5LQ

£750,000

null null null C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Exceptional Freehold Opportunity with Significant Development Potential (STP)
An exciting opportunity to acquire a substantial freehold commercial building, currently operating under Use Class E(a) – Commercial, Business and Service (display or retail sale of goods), offering exceptional scope for redevelopment, asset repositioning, or alternative uses, subject to obtaining all necessary consents.
Total Approximate Floor Area: 1,230 sq m (13,239 sq ft)
The building presents an exciting opportunity for investors, developers, and owner-occupiers alike. With its substantial footprint, flexible internal configuration, two separate access points, natural light, onsite parking, and potential for an independent residential entrance, the property offers compelling scope for imaginative redevelopment.
Of particular note is the opportunity to reimagine the area formerly occupied by the building's historic glazed lantern feature, which could present the potential to create a striking internal courtyard or prominent central atrium space, subject to design and consent. This architectural feature could provide a dramatic focal point, introducing additional natural light and enhancing the appeal of a residential, mixed-use, hospitality, or lifestyle-led scheme.
Interested parties should undertake their own due diligence and consult directly with their architect, planning consultant, and the local planning authority regarding any proposed scheme, including change of use (such as Class E to C3 residential), prior approval eligibility, or full planning requirements.A rare opportunity to acquire a prominent and characterful freehold building with immediate commercial value and exceptional longer-term development potential.

This substantial property extends to approximately

Ground Floor Main Retail Area: 615 sq m (6,620 sq ft)
Mezzanine Level: 104 sq m (1,119 sq ft)
Basement Storage Area: 25 sq m (269 sq ft)
Lower Basement Level: 486 sq m (5,231 sq ft)

Total Approximate Floor Area: 1,230 sq m (13,239 sq ft)

Tenure: Freehold

VOA Class E

Given the current Class E use, purchasers may wish to explore a range of planning strategies including continued commercial occupation, mixed-use redevelopment, alternative business uses, or potential residential conversion, subject to planning and any applicable prior approval processes.

Commercial EPC Rating C

Herne Bay – Seaside Living Redefined

Nestled on Kent's picturesque north coast, Herne 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, Herne Bay provides an ideal balance: the tranquillity 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
Herne 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 Herne 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
Herne 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.