

123 Mortimer Street, Herne Bay, CT6 5EX

£1,125 Per month









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Prime Commercial Premises To Let – Central Herne Bay Location - £13,500 per annum

Zest Homes Sales & Lettings Ltd are pleased to present **these versatile commercial premises to let**, occupying a prominent position in the heart of Herne Bay.

Situated on the popular **Mortimer Street**, the property benefits from excellent visibility and a convenient town-centre location, surrounded by a variety of established local and national businesses and within easy reach of the town's amenities and transport connections.

The premises provide **flexible commercial accommodation** suitable for a range of businesses operating within **Use Class E**, making this an excellent opportunity for an established business, growing company or new venture seeking premises in a well-known trading location.

The versatile accommodation lends itself to a variety of potential uses, including **retail, office, professional services, beauty, showroom and other permitted Class E uses**, subject to the prospective tenant satisfying themselves as to the suitability of the premises and obtaining any necessary consents.

Offering a combination of **location, visibility and flexibility**, these premises provide an excellent opportunity to establish or relocate a business within the centre of Herne Bay.

Description

EPC Rating C

Business Rates VOA
The current Rateable Value is £14,500 per annum.

Prospective purchasers are advised to satisfy themselves with the Valuation Office Agency (VOA) that their intended business use is suitable under the current planning designation and to confirm the current rateable value, business rates payable and any reliefs that may be available.

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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.

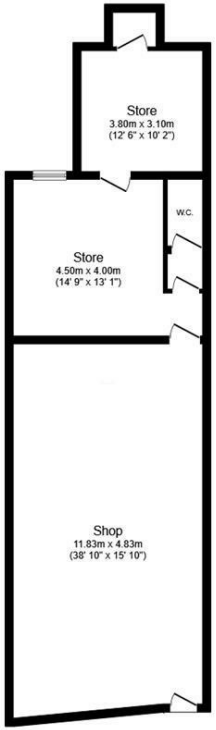
Things to See & Do
Life in Herne Bay is steeped in heritage and leisure. Explore the iconic clock tower, one of the oldest purpose-built seaside landmarks in the UK, or Reculver Towers. Boutique shops, art galleries, and weekly markets bring a sense of community vibrancy, while nearby Whitstable and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





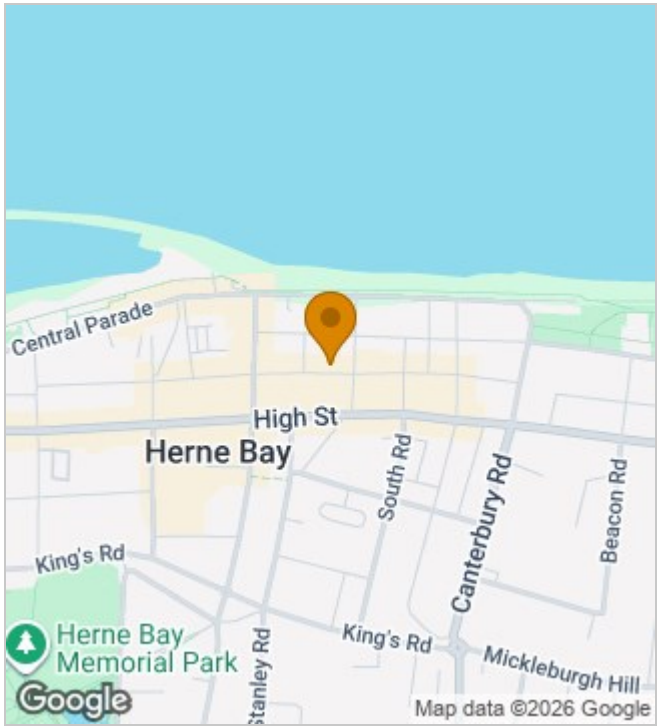


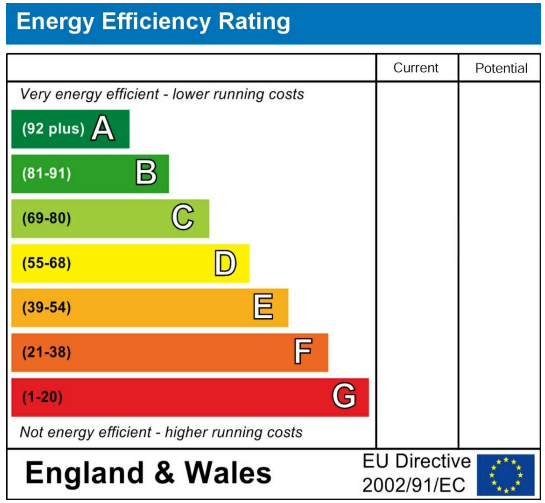


Floor Plan

Total floor area: 76.7 sq.m. (825 sq.ft.)

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