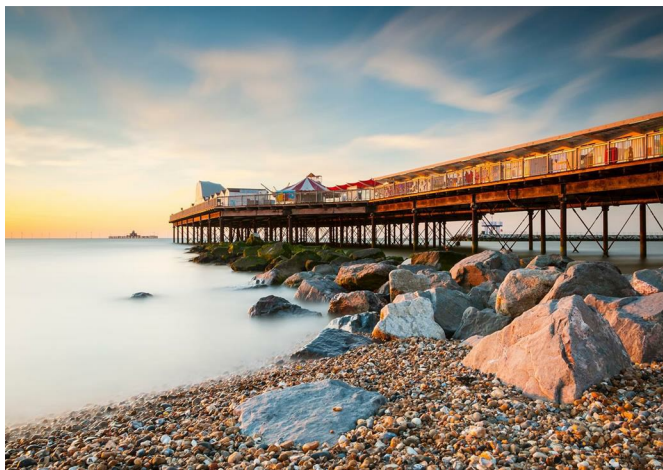




Commercial Unit Haddington Court, William Street, Herne Bay, CT6 5EJ
£350,000



Commercial Unit Haddington Court, William Street, Herne Bay, CT6 5EJ

RARE COMMERCIAL OPPORTUNITY – William Street, Herne Bay

A rare opportunity to acquire a brand-new commercial unit in the heart of Herne Bay – a blank canvas ready for you to make your mark.

Positioned on William Street, just a short stroll from the beach and promenade, this newly built ground-floor space offers 327.9 sq m (3,529.4 sq ft) of flexible accommodation.

Described in the planning decision notice as retail units (Class A1 use), the premises provide an excellent opportunity for a range of retail or commercial ventures (subject to any necessary consents). The developers are happy for the buyer to continue liaising with the planning department regarding the final design of the frontage, allowing you to shape the appearance to suit your brand and vision.

With its prime central location, proximity to local amenities, and the vibrant coastal atmosphere of Herne Bay, this unit is ideally placed for both local trade and visitor footfall.

DON'T MISS OUT – OPPORTUNITIES LIKE THIS ARE RARE.
EARLY VIEWING IS HIGHLY RECOMMENDED.

Description

Accommodation

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CGI Clause

"The Parties acknowledge that any computer-generated images (CGIs), visual renderings, or illustrations provided are for general guidance only. Such CGIs are intended to offer an indicative representation of the external and internal appearance of the property/development and may include stylistic, artistic, or illustrative elements. They do not constitute exact or final depictions. Actual materials, finishes, layouts, colours, dimensions, and design details may vary from those shown in the CGIs. No warranty, representation, or guarantee is given that the completed works will precisely match any CGI provided."

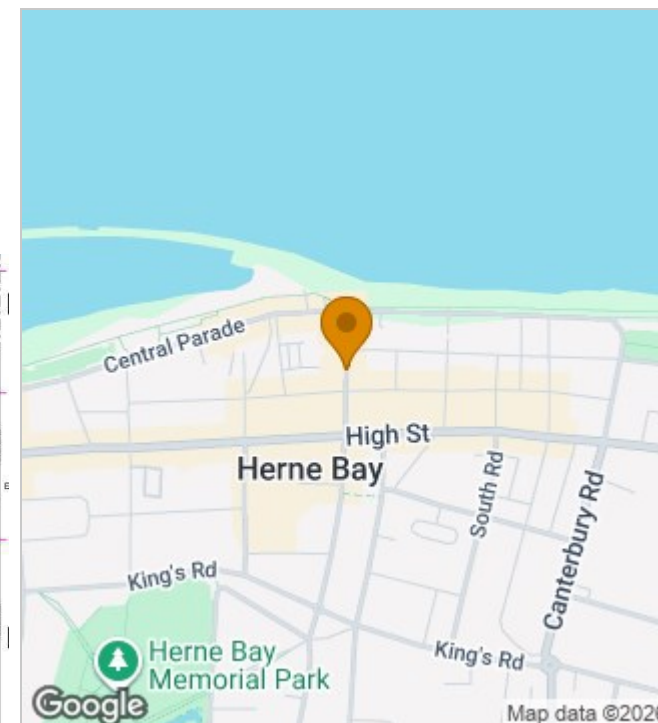
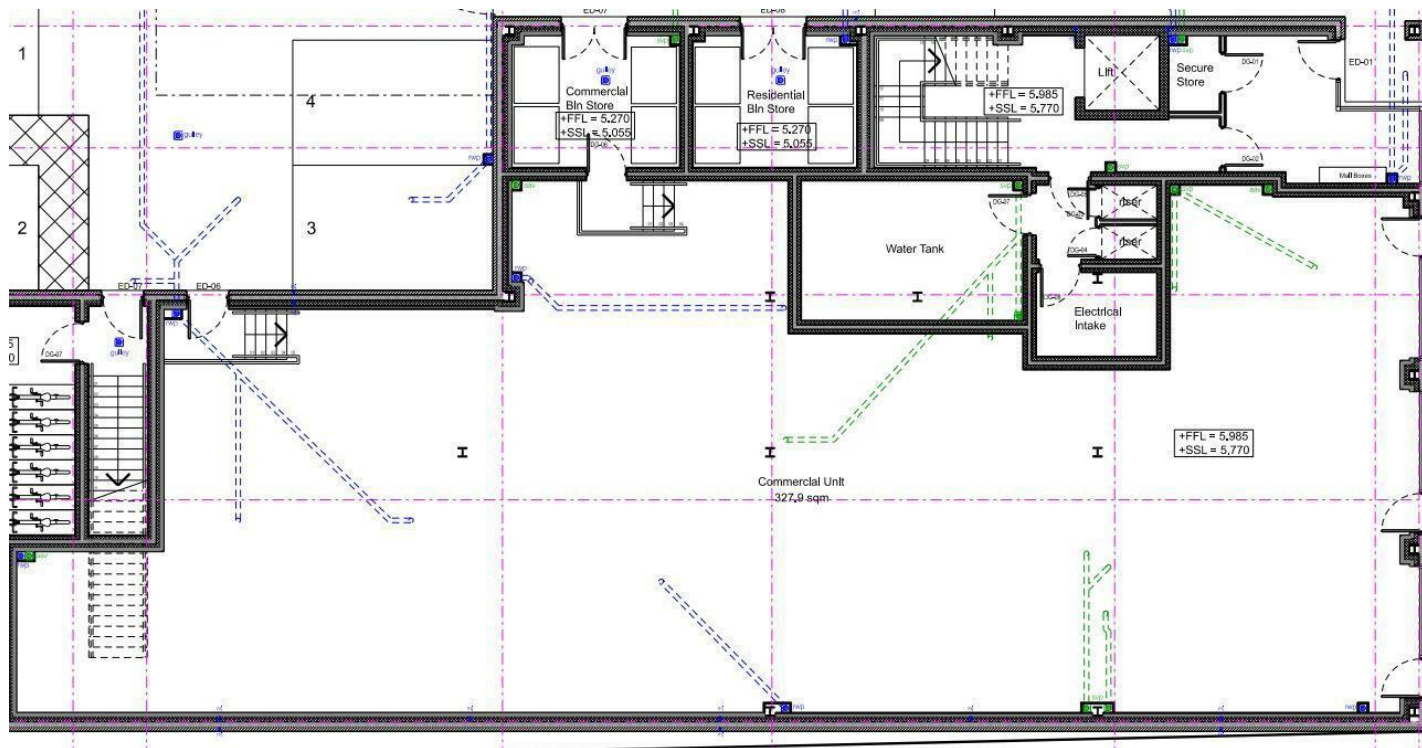
Tenure: Leasehold

Peppercorn Ground Rent

Service charge TBC

VOA Banding - Not yet banded





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	

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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.
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