



190 High Street, Herne Bay, CT6 5AP
£800 Per month



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An excellent opportunity to secure a versatile commercial premises located on the High Street, available from August 2026, as the current tenants are expanding and relocating elsewhere within the town.

This well-positioned commercial space offers fantastic potential for a wide variety of businesses and would suit uses such as a beauty salon, office space, retail shop, studio, consultancy, or other customer-facing businesses. Situated within a busy High Street location, the premises benefit from strong footfall, excellent visibility, and easy access for both customers and staff.

The property is offered unfurnished and available on a long-term basis, making it an ideal opportunity for both established businesses looking to expand and new businesses seeking a prominent location within Herne Bay.

Rental Information:

- Rent: £800 PCM
- Deposit: £2,400
- Letting Type: Long Term
- Term Length: 60 Months - Negotiable lease terms

Description

Front Office
12'1" x 20'8"

Rear Office
10'2" x 11'1"

Kitchen
5'6" x 8'6"

WC
6'6" x 3'3"

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 before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot 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 holds 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.

VOA Rateable Value £7,800

Business Class E

EPC Rating C

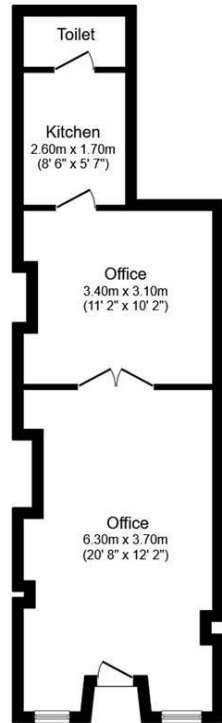
Floorplan Clause

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Location

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliffs of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.

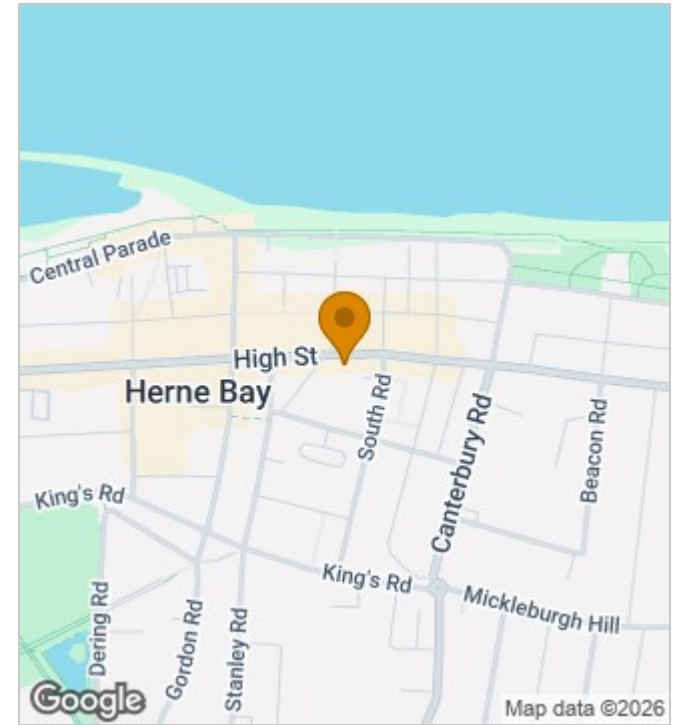




Floor Plan

Total floor area: 41.6 sq.m. (448 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		
(55-68) D		
(39-54) E	55	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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