WILBEE & SON

01227 374010
property@wilbeeandson.co.uk

Elevated Ground Floor 85 Mortimer Street, Herne Bay, CT6 5PR

TO BE LET ON LEASE ON A 3 OR 5 YEARS TERM ,CURRENT ASKING RENT £650 PCM EXCL, IDEAL FOR OFFICES , STORAGE ,SHOP DISPLAY ETC . INGOING TENANTS ARE SUBJECT TO CREDIT CHECK AND I.D. A DEPOSIT OF £1950 IS REQUIRED PAYABLE PRIOR TO THE COMMENCEMENT OF THE LEASE. A CONTRIBUTION TOWARDS THE INSURANCE PREMIUM AND WATER BILL(IN &OUT) WILL BE PAYABLE TO THE LANDLORD...CONVENIENTLY LOCATED IN THE TOWN CENTRE AND SHOPPING PRECINCT ,CLOSE TO THE SEA FRONT .

£650 Per Month

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Steps up to main entrance door

Communal Entrance Hall

Front Reception Room (south facing)
10'11" x 11'2" excl recesses (3.33m x 3.42m excl recesses)
Telephone point, power points , Broadband, electric panel heater , door to Rear Room

Front Reception 2 (south facing)
11'0" x 12'0" widest point (3.37m x 3.67m widest point)
electric heater, power points, door to rear room

Rear Reception (right)
10'11" x 9'9" at widest point (3.34m x 2.978m at widest point)
Wash basin, with electric water heater. electric heater, Double glazed sliding sash window with privacy panels , power points

Rear Reception(left)
11'0" x 11'0" (3.36m x 3.36m)
Electric heater, double glazed sliding sash window with removable privacy panels , door to hall

Inner Hall
door in hall way with stairs to the first floor flat , stairs down to lower level, storage cupboard under stairs .

Cloakroom & Lobby
Lobby area with washbasin ,water heater , power points , Low level w.c suite ,new double glazed window, electric heater, plus store room with new double glazed window ,power points

Notes
No access to rear yard, Steps from pavement to property, This property is not fully self contained .

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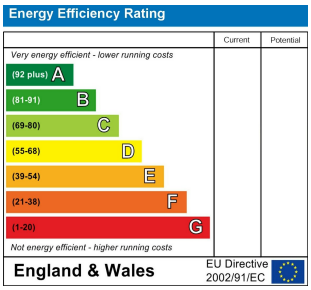

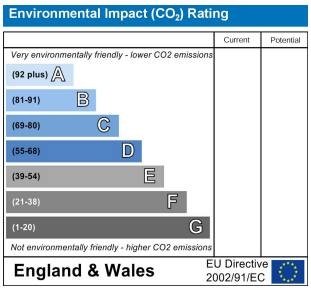

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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107 Mortimer Street, Herne Bay, Kent, CT6 5ER
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