



Retail Unit, 135 Mortimer Street, Herne Bay, CT6 5EZ



Prominent Corner premises in busy precinct just off the Seafront and High Street. Shop is 8.17m x 6.29m approx 520sqft. Electric door to entrance (optional) lighting and power points. Access is available by ladder to spacious basement storage area

The Landlords are currently undergoing extensive alterations to the entire building some of which will alter the internal features of the shop. Any potential in-going tenant will be made aware of the proposed changes prior to the commencement of any lease agreement.

All in-going tenants are subject to approval of references and credit checks, the Landlords also reserve the right to refuse/not accept an application. A deposit will be required. Terms to be negotiated.

Viewings strictly by appointment only.

£16,000 Per Month

WILBEE & SON



01227 374010

property@wilbeeandson.co.uk



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred.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.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority





WILBEE & SON



01227 374010

property@wilbeeandson.co.uk