



Acquisitions, Lettings and Sales of all types of Commercial Property

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Property Particulars



HERNE BAY

74 MORTIMER STREET

LONG LEASEHOLD GROUND FLOOR SHOP FOR SALE

SITUATION

Mortimer Street is situated in the centre of Herne Bay and runs just to the North, parallel to the High Street.

The street is predominantly residential with some secondary retail occupiers.

DESCRIPTION

The property, which is currently under construction, is planned over Ground Floor and includes a WC to the rear.

We are advised the property has the following floor areas,

Ground Floor

| | | |
|--------|-----------|-----------|
| Sales | 15.3 sq m | 164 sq ft |
| Toilet | 3.4 sq m | 37 sq ft |

| | | |
|--------------|------------------|------------------|
| TOTAL | 18.7 sq m | 201 sq ft |
|--------------|------------------|------------------|

LEASE

The premises are to be sold on a new 125 year lease.

USER

The property currently has an A1 Retail user however it maybe suitable for office use, subject to planning.

PRICE

We are instructed to offer this property at **£95,000, subject to contract.**

RATING

Prospective tenants are advised to make their own enquires with Canterbury City Council on 01227 862000.

VIEWING

Strictly by prior appointment with the freeholders agent Crittenden Commercial Limited.

Please note the staff are not aware of the disposal and under no circumstances should they be approached.

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Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.