

SHOP TO LET £ 599 PCM -Station Road, Herne Bay CT6 5QA



Location

The property is situated on the North side of Herne Bay Station, on Station Road. The location is serviced by a number of bus routes from stops on the high street; Herne Bay station is located within few min distances. Property is surrounded by various high street banks, restaurant and other high street retail shops.

Description

The property is comprised of a ground floor shop which benefits from a main shop front and all open plan with WC facilities.

Lease / Licence

The property is available by way of licence assignment or a new lease or licence can be granted- Terms to be agreed.

Rent (Reduced for quick Let)

Rental in the region of **£7,188 per annum (£599p.m)**.

Use Class Order

We understand the premises benefits from A1 & A2 use. All ingoing occupiers must make their own enquiries to ensure that their proposed use is permitted.

Accommodation

The property has the following approximate areas

Retail Area: 35.00 sq m (377 sq ft)

Total: 35.00 sq m (377 sq ft) TBC

VAT

We are advised by client that rent will not be subject to VAT.

EPC

This property Energy rating is "E"
A full report is available on request.

Rates

We are advised by the Local Rating Authority that the property is assessed as follows:

Rateable Value: £4196

Rates Payable: NIL -TBC

Legal Costs

A reasonable legal cost to be borne by the ingoing tenant - Negotiable.

PROPERTY MISREPRESENTATION ACT 1991 - NOTICE

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