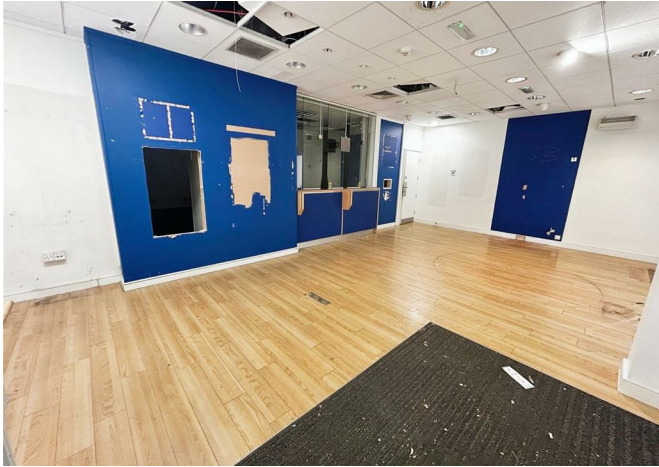




149-151 Mortimer Street, Herne Bay, CT6 5DX
£30,000 Per month



149-151 Mortimer Street, Herne Bay, CT6 5DX **£30,000 Per month**

Prime Commercial Space to Let – Mortimer Street, Canterbury, Kent

An exceptional opportunity to lease a highly sought-after commercial unit in the heart of Mortimer Street, Canterbury. Previously occupied by Halifax, this 218 sq. metre space is perfectly positioned for businesses looking to benefit from strong footfall and excellent visibility. With Class Use E, it is ideal for retail, financial, or professional services. The property boasts an efficient EPC rating of D and a rateable value of £20,194 (under Canterbury Authority – tenants must confirm liability with business rates). Lease terms are negotiable, with a three-month deposit required. A tenants referencing fee of £300 (inc. VAT) is payable upon offer acceptance. Don't miss this prime opportunity—enquire today!

Description

Front Shop
4'741 x 8'326

Middle Shop
6'716x8'466

Efficient EPC rating of D

Class Use E

Rateable Value of £20,194

Tenants referencing fee

Tenants referencing fee of £300 (inc. VAT)

Full reference checks will be conducted.

Property Description: SHOP AND PREMISES

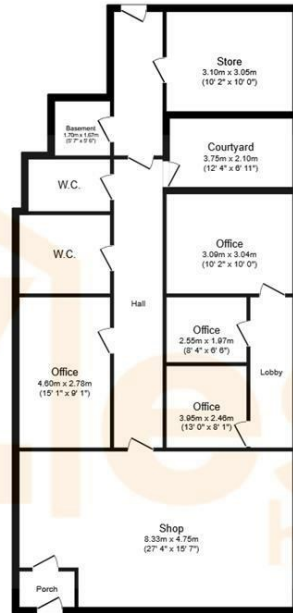
Total Floor Area:

163m²

Total Rateable Value: £20000

Billing Authority: Canterbury



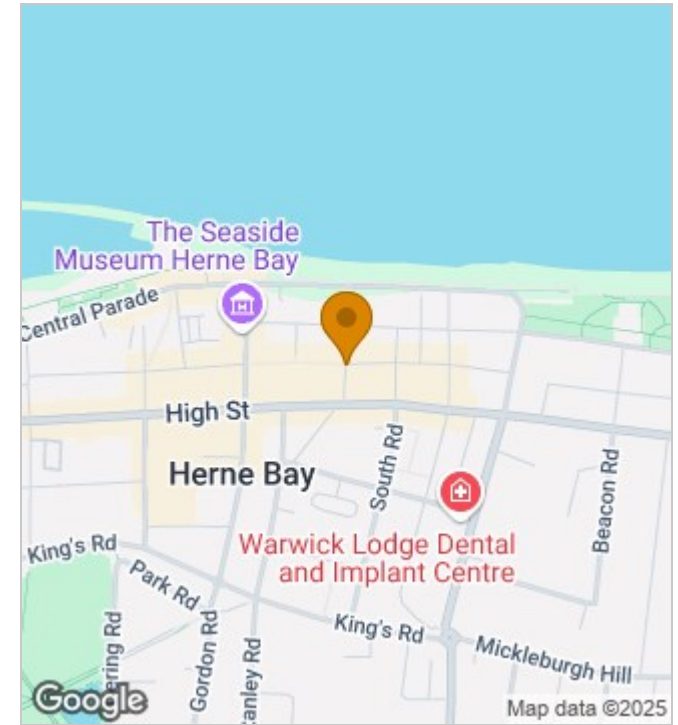


Floor Plan

Floor area 131.0 m² (1,410 sq.ft.)

TOTAL: 131.0 m² (1,410 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP
 Tel: 01227 949291 | Email: sales@zesthomes.uk
 www.zesthomes.uk

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 prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not 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 hold the copyright to all advertising material used to market this property.