



1 William Street, Herne Bay, Kent, CT6 5EW



Prominent corner shop premises located in the precinct just off the main Mortimer Street precinct leading directly to the sea front. Ideal for a number of uses although some restrictions may apply. Vacant and available to purchase.

Freehold £195,000



Shop area

13' 9 x 20' 5 (4.2m x 6.23m Max)

Power points, bar

Rear area

13' 4 x 9' 6 (4.07m x 2.9m)

Cloakroom

Washbasin, 2 WC's

Kitchen

13' 10 x 5' 10 (4.21m x 1.79m)

Base units, Wall cupboards, SS sink, Electric oven.

Agent Notes

Wilbee & Son gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Wilbee & Son retain the copyright in all advertising material used to market this property.

No person in the employment of Wilbee & Son has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

For a free valuation of your property contact the number on this brochure. Printed2025



Energy performance certificate (EPC)

See Well Opticians 1 William Street HERNE BAY CT6 5EW	Energy rating	Valid until: 7 February 2030
	D	Certificate number: 2680-3092-0509-0900-8005

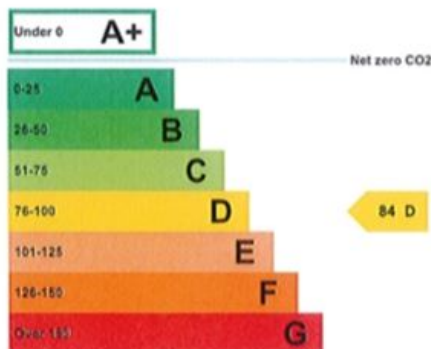
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	26 B
If typical of the existing stock	77 D



