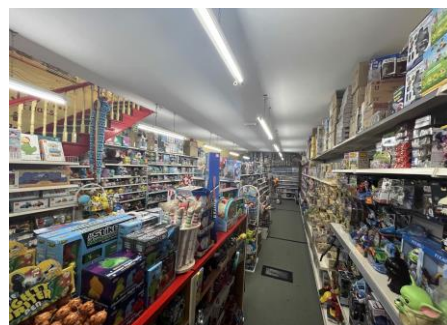


Property Particulars

HERNE BAY, KENT

98 MORTIMER STREET, CT6 5EB

MORTIMER STREET, HERNE BAY



LEASE INFORMATION

The property is currently let to the Kids Korner (Kent) Limited on a 10 year lease from September 2012 at a current rent passing of £22,000 pax.

VAT

VAT will be payable if applicable.

ENERGY PERFORMANCE RATING

An EPC has been commissioned and will be available upon request.

PRICE

We are instructed to offer this investment property for **£355,000** subject to contract.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

James Crittenden BSc (Hons)
james@clarke-crittenden.com

LOCATION

The property is located in a prime position on Mortimer Street in the heart of Herne Bay. The property is surrounded by a number of local businesses as well as Boots the Chemist, the RSPCA, Peacocks and Cancer Research.

The Business will be unaffected by the sale.

DESCRIPTION

The premises has accommodation arranged ground and first floor only. The premises has the following approximate dimensions net internal floor areas

Net Frontage	5.65 m	18 ft 6 in
Gross Frontage	6.24 m	20 ft 6 in
Internal Width	6.72 m	22 ft 1 in
Shop Depth	23.43 m	76 ft 10 in
Ground Floor	155 sq m	1,668 sq ft
First Floor	193 sq m	2,077 sq ft
Total	348 sq m	3,746 sq ft



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)