

# FOR SALE

## COMMERCIAL INVESTMENT WITH POTENTIAL



whozoo.

**HERNE BAY**

 **6A New Street, Herne Bay, Kent CT6 5AH**

Price **£200,000**



Property Type

**COMMERCIAL PROPERTY**



Size

**1,500 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**HERNE BAY**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



YES

### Local Train Stations



Herne Bay (0.7 miles)  
Chestfield & Swalecliffe (2.8 miles)  
Whitstable (4.2 miles)

### Local Amenities



Kavanagh Cinema (0.2 miles)  
Herne Bay Mem. Park (0.4 miles)  
Herne Bay Pier (0.5 miles)

### VAT Applicable



NO

### Rateable Value

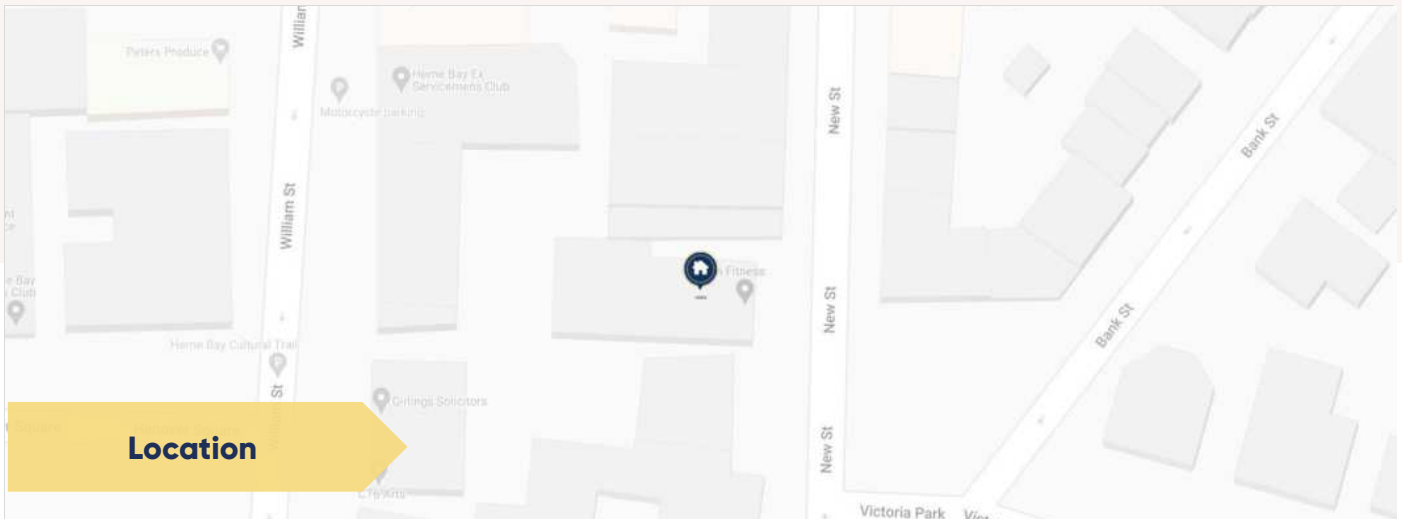


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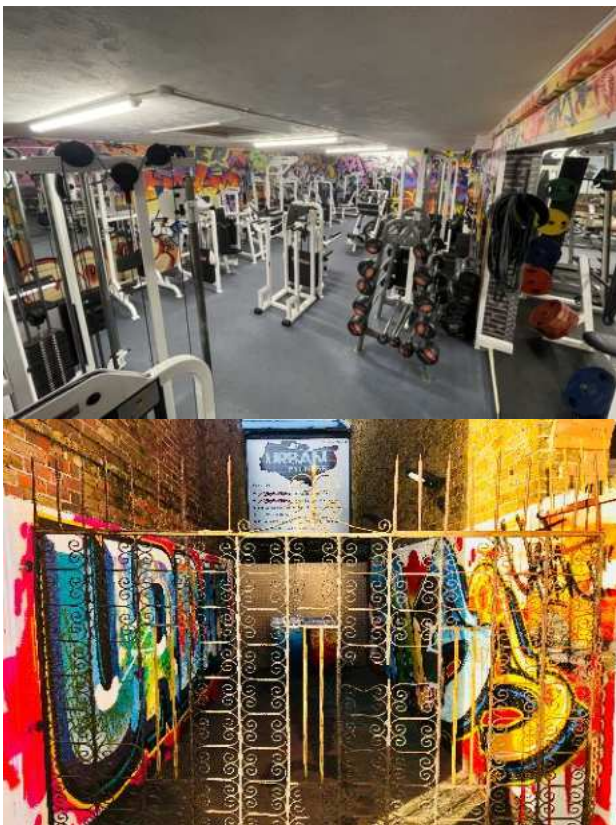
### EPC



D



Location



### Additional Information

Commercial investment opportunity in Herne Bay. Property comprises a 1,500 sqft building over ground and first floors, presently tenanted to a small independent gym operator.

Current annual rent received £12,000 per annum. Lease is an annual agreement.

There may be scope to increase the size of the commercial area or add another floor that is residential STPP. Alternatively with a full change of use the entire building might be suitable for conversion to residential or office use, as it is clearly a very unique space.



**Lindley Baptiste**  
**Property Consultant**

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**whozoo.**  
Commercial Property, Expertly Done



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