



**PRIME HIGH STREET LOCATION**  
**TO LET**  
258m<sup>2</sup> Commercial Space - Class E use  
Two Large Rooms and Five Additional Rooms  
Available Immediately  
VIEWINGS BY APPOINTMENT  
Call 01227 949 291 [www.zesthomes.uk](http://www.zesthomes.uk)



**97 High Street, Herne Bay, CT6 5LA**  
**£30,000 Per annum**



## 97 High Street, Herne Bay, CT6 5LA £30,000 Per annum

A truly distinctive and prominent commercial property situated in a prime High Street position, offering an exciting opportunity for a wide range of businesses. Originally the town's Methodist Church, this striking building has been thoughtfully converted into a spacious commercial unit extending to approximately 258 square metres. The property retains its impressive architectural character while providing a versatile and highly usable internal layout, making it ideal for retailers, studios, wellness operators, professional services, or other innovative business concepts seeking a standout presence. The property benefits from Use Class E (Shops and Retail), allowing a broad range of commercial activities. Occupiers wishing to operate outside of this class would need to discuss a change of use with the local authority. Thanks to its commanding frontage and eye-catching design, this is a building that truly stands out on the High Street and enjoys excellent visibility and passing footfall. It represents a rare chance to trade from a landmark premises in the heart of the town. The property is available for immediate occupation, with flexible lease terms available by negotiation. A deposit equivalent to three months' rent (£7,500) will be required. We would be delighted to arrange a viewing at your convenience to fully appreciate the scale, character, and potential this exceptional property has to offer.

## Description

VOA

SHOP AND PREMISES

LGND FLR AT 97, HIGH STREET, HERNE BAY, KENT

Rateable value

£14.25k pa

EPC Rating E

A new EPC will be instructed prior to lease starting.

Previous Relevant Planning

Sanctuary 97 Lower Floor High Street Herne Bay CT6 5LA

Retrospective application for the change of use from community facility to hair and beauty salon and fitness use.

Close

Ref: CA//17/02390

Class E – Commercial, Business and Service

Herne Bay - Location Information

Nestled on Kent's picturesque north coast, Herne Bay offers the charm of a traditional seaside town combined with the ease of modern living. Just over 90 minutes from London by train, with excellent connections via the A299 and M2, Herne Bay provides an ideal balance: the tranquillity of the coast with swift access to the capital and beyond.

A Vibrant Seafront Lifestyle

The seafront is the town's crown jewel – a sweeping promenade lined with colourful beach huts, expansive shingle beaches, and uninterrupted sea views. Residents enjoy invigorating morning walks along the pier, leisurely afternoons on the beach, and golden sunsets across the bay. For those with an active lifestyle, sailing, paddleboarding, and cycling along the coastal trails are on the doorstep.

Dining & Social Experiences

Herne Bay has evolved into a hub of sophisticated seaside dining. From elegant seafood restaurants serving the day's catch to stylish cafés and wine bars perfect for evening gatherings, the town offers a growing collection of culinary highlights. Local bistros and family-run establishments sit alongside contemporary eateries, creating a dining scene as diverse as it is refined.

Things to See & Do

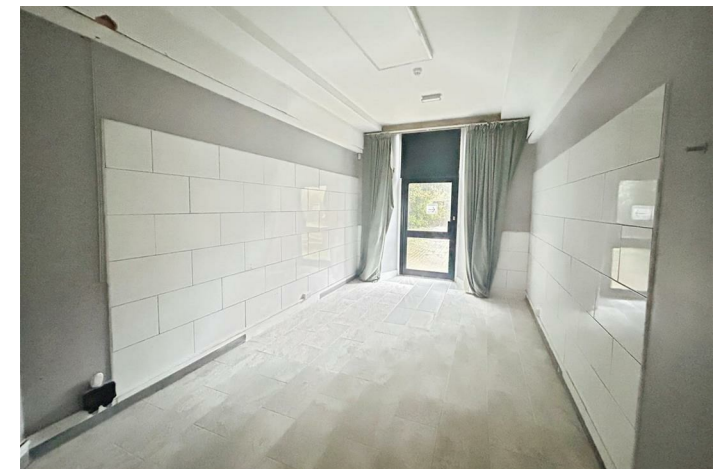
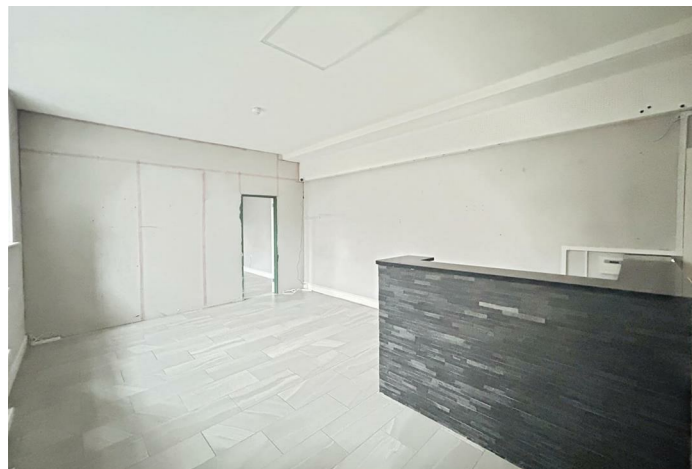
Life in Herne Bay is steeped in heritage and leisure. Explore the iconic clock tower, one of the oldest purpose-built seaside landmarks in the UK, or Reculver Towers. Boutique shops, art galleries, and weekly markets bring a sense of community vibrancy, while nearby Whitstable and Canterbury offer further opportunities for further Boutiques and High Street shopping.

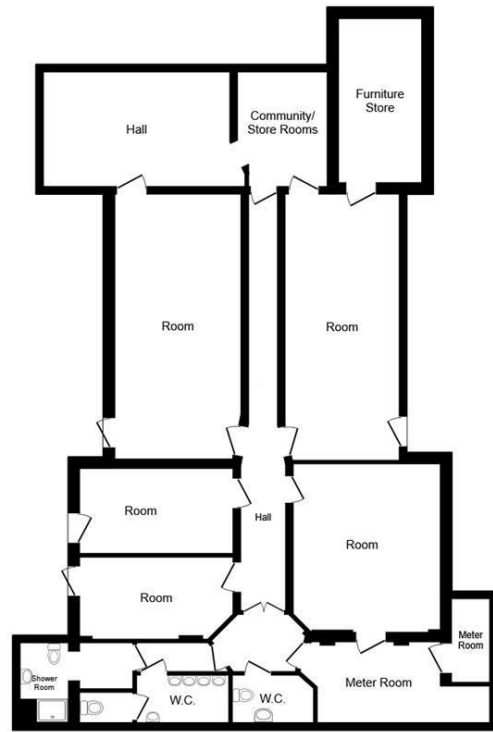
The Essence of Seaside Living

Herne Bay embodies coastal living at its finest – a blend of relaxation, recreation, and refinement. With the sea at the heart of daily life and London within easy reach, it's the perfect location for those seeking a stylish seaside retreat without compromising on connectivity or convenience.

Referencing and Lease Costs

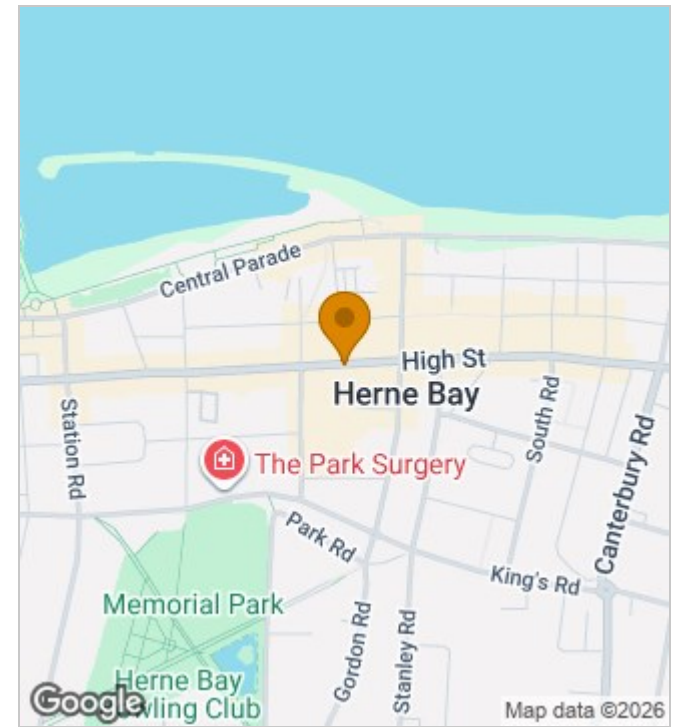
A non-refundable referencing fee of £300 plus VAT is payable to Zest Homes for all proposed tenants, subject to contract and satisfactory checks. In addition, the incoming tenant may be required to make a contribution towards the landlord's reasonable legal and lease preparation costs.





Floor Plan

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 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.