

Situation

Riverside Craft and Business Centre is situated in a delightful rural setting overlooking the Royal Military Canal in the Hamlet of West Hythe located approximately 3 to 4 miles from Junction 11 of the M20 Motorway and within easy reach of Hythe, Romney Marsh, Folkestone, Ashford, and Canterbury.

Riverside Craft and Business Centre is home to a number of innovative/craft businesses and the popular Unit One Bar and adjoins the picturesque canal.

Description

Unit 9 is a mid-terrace steel and blockwork construction unit located on the Riverside Business and Craft Centre. The unit is accessed via a personnel door leading into the office/reception area and also a manual roller shutter door leading to the main workshop. Maximum eaves height to apex is approximately 4.5m.

The unit benefits from solid flooring, fluorescent strip lighting and 3 phase electricity. No leisure or motor trade uses will be permitted.

Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Unit 9	114.6	1,233

Business Rates

Rateable Value	£6,500
UBR (2024/25)	49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council. Small business rates relief may be appropriate.



Indicative Photo

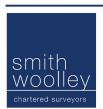
Services

We understand cesspit drainage, water and three phase electricity are available to the premises.

Terms

The premises are offered on a new effective full repairing and insuring lease at a rental of £975 per calendar month (plus VAT). Service charge currently of £60 per month will be payable to cover maintenance of the communal areas.

3 months deposit and buildings insurance are payable.



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The premises have a current energy efficient rating of 82 (Band D).

Legal Costs

A standard 3-year estate lease is available and is subject to a photographic schedule of condition.

Viewings

Strictly by appointment through these offices.

For Further Information

Siobhan Wood

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VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 2430/April 2024









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