

**Hardstanding / Open Storage  
Beers Yard  
Woodnesborough Road  
Sandwich  
Kent CT13 0AA**

**£150 - £2,700 pcm**

Finn's  
2 Market Street  
Sandwich  
CT13 9DA  
t: 01304 612147  
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[www.finns.co.uk](http://www.finns.co.uk)



Open storage / hardstanding areas ranging from 100sqm (1,076sqft) to 2,023sqm (21,775sqft)

Areas to be fenced with new security fencing

Convenient location within Sandwich

**[www.finns.co.uk](http://www.finns.co.uk) 01843 210878**



**Description**

Flexible storage yards from 100sqm (1,076sqft) to 2,023sqm (21,775sqft) which will be fenced with new security fencing and each individual yard will have an independent access.

**Situated**

Beers Yard is situated in a convenient location in the centre of Sandwich.

**Tenure**

The yard areas will be offered for rent under a lease agreement for an initial period of up to three years, contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

**Services**

There are no services connected to the site currently, however, electricity and water may be connected for an additional charge.

**Business Rates**

These will be the responsibility of the Tenant. The site is not currently rateable. Reliefs may be available dependant on your circumstances.

**VAT**

Commercial sales and lettings, release of tenancies and several other property transactions are potentially subject to VAT. In this case, VAT is chargeable in addition to any consideration quoted.

**Landlord's Legal Costs**

The ingoing Tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

**Deposit**

A deposit equal to two months' rent plus VAT will be payable.

**Rent**

The rents will be payable monthly in advance.

**Insurance**

The insurance premium is included within the quoted rent.

**Local Authority**

Dover District Council

**Parking**

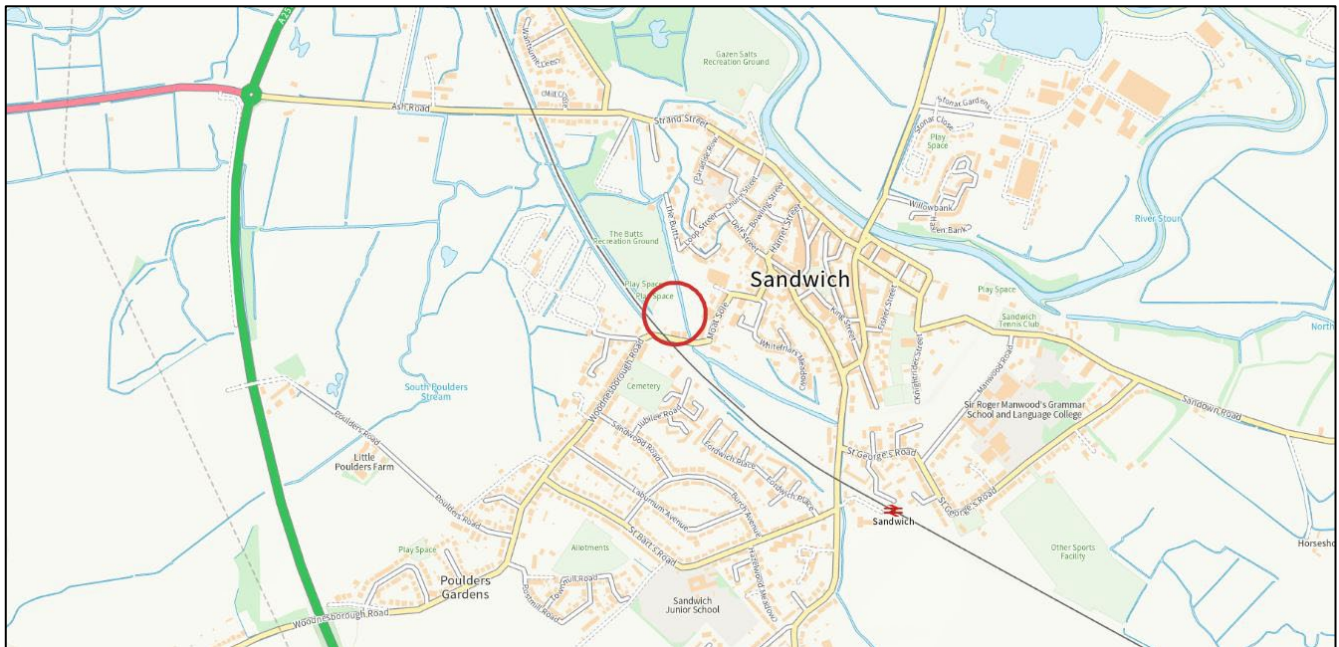
There will be no additional car parking beyond the agreed limits of the individual yard areas and no overnight parking is permitted.

**Planning**

Suitable for storage use only. No motor trade usage will be considered.

**Viewing:** By appointment through Mark Chandler, Finn's, Sandwich Tel: 01304 626093

**What3Words:** ///stable.dome.birthdays



**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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Kent CT1 2QD  
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