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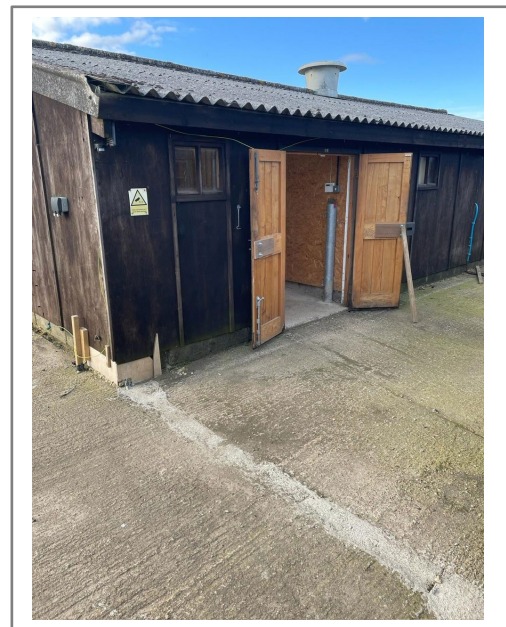
CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

Small Workshop / Storage Unit
Great Bossingham Farm
Hardres Court Road
Bossingham
Kent CT4 6EB

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01304 612147
e: m.chandler@finns.co.uk
www.finns.co.uk



£400 pcm



Small Workshop / Storage Unit measuring 320sqft

Fully Insulated

Electricity and Lighting

Secure yard

www.finns.co.uk 01843 210878



Description

Small workshop or storage unit of 320sqft within a secure yard. The unit is fully insulated and has a metered electricity supply and ample lighting. Access is via double doors. Ideal for numerous craft business uses or specialised storage. Two windows provide natural light and has its own parking space. Shelving and bench can be left in situ or can be removed.

Situated

Great Bossingham Farm is located south of Canterbury and is within easy reach of both the A2 and B2068 Stone Street.

Tenure

The unit 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

Electricity is connected with the unit having its own meter. Electricity will be charged quarterly by the Landlord based on usage plus £20 per month towards the standing charges.

Business Rates

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

Deposit

A deposit of £400 will be payable.

Rent

The rent will be payable monthly in advance.

Insurance

The insurance premium is included within the quoted rent.

Local Authority

Canterbury City Council

Parking

Parking for one car will be provided outside the storage unit. No overnight parking is permitted.

Planning

The unit is suitable for storage and workshop under Class B8 and Class E. No motor trade usage will be considered.

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

What3Words: ///gladiators.debut.expel

Date: These particulars were prepared on: 7th April 2024

No motor trades are permitted.



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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Canterbury
Kent CT1 2QD
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Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 210878

