

**Secured Yard and Buildings**  
**Westbere Lakes**  
**Fordwich Road, Sturry**  
**Canterbury**  
**Kent CT2 0BW**

**£88,500 per annum**

Finn's  
The Packhouse,  
St Nicholas at Wade,  
CT7 0NE  
t: 01843 848230  
e: [t.brett@finns.co.uk](mailto:t.brett@finns.co.uk)  
[www.finns.co.uk](http://www.finns.co.uk)



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**CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS**

Large secured yard and associated buildings to suit a variety of uses

Convenient location on the outskirts of Canterbury

Good access from Fordwich

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



### Description

1.14 acres of security fenced yard area/hardstanding with associated buildings/offices and large area for parking.

### Situated

The yard is situated in a convenient location in Fordwich, on the outskirts of Canterbury.

### Tenure

The yard area 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 mains electric and water connected to the buildings.

### Business Rates

A proportion of the sites Business Rates will be payable by the tenant to be worked out on a percentage of the occupied area.

### 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 incoming Tenant will be responsible for contributing towards the Landlord's legal costs.

### Deposit

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

### Rent

The rents will be payable quarterly in advance.

### Insurance

The insurance premium is to be reimbursed to the Landlord at cost.

### Local Authority

Canterbury City Council

### Parking

There will be no additional car parking beyond the agreed limits of the yard areas and no overnight parking is permitted unless by previous prior arrangement.

### Planning

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

**Viewing:** By appointment through Tom Brett, Finn's, Sandwich Tel: 01843 210878

**Date:** These particulars were prepared on: 17<sup>th</sup> September 2024

**What 3 Words** ///require.tell.routes



**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  
Sales: 01227 454111  
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

