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CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

**Small Office / Storage Unit
Great Bossingham Farm
Hardres Court Road
Bossingham
Kent CT4 6EA**

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



£350 pcm



Small Workshop / Storage Unit measuring 225sqft

Fitted Sink with Running Water

Electricity and Lighting

Secure yard

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Description

Small workshop or storage unit of 225sqft 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. There is a sink installed with running water and drainage.

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. Water is also connected.

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 not chargeable in addition to any consideration quoted.

Deposit

A deposit of £350 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 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 626092

What3Words: ///gladiators.debut.expel

Date: These particulars were prepared on: 16th October 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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Kent CT1 2QD
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Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

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