



since 1865

The Nurseries, Sturry Road, Canterbury, Kent, CT2 0AA

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To Let £32,000 Per Annum

Situation:

The Nurseries are situated on the Eastern Side of Canterbury, on the A28 (Sturry Road) in close proximity to many of Canterbury's largest retail spaces, with high levels of passing traffic.

Description:

An established nursery to include a range of modern glass houses on site extending to approximately 35,500 sq ft of gross area, as well as just over 11,000 sq ft of poly tunnels which are in good condition. Additionally, there are two general purpose buildings extending to a total of just over 3,000 sq ft as well as an enclosed lean to of 900 sq ft. Concrete hardstanding provides good access to all of the polytunnels and glasshouses, whilst also providing a large area for delivery vehicles.

Services

The Nursery benefits from mains gas, water, 3 phase electricity and drainage and the tenant will be responsible for the costs.

Parking

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

Landlord's Legal Costs

The ingoing Tenant will be responsible for contributing towards the Landlord's legal costs.

Tenure

The Nursery 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.

Business Rates

These will be the responsibility of the tenant.

Rent

A deposit equal to three months' rent will be payable and held by the landlord against dilapidations and non-performance with no interest payable to the tenant. The annual rent of £32,000 will be paid monthly or quarterly in advance by standing order.

Planning

Suitable for use as a plant nursery. No motor trade use will be considered.

Insurance

The insurance premium is payable in addition.

Viewing

Strictly by appointment with Finn's, Reuben Murphy 01304 626092 r.murphy@finns.co.uk

VAT

Commercial sales and letting, release of tenancies and some other property transactions are subject to VAT and where relevant, VAT is charged in addition to any consideration quoted. VAT is not chargeable in this instance although the landlord reserves the right to elect to tax without notice.

These details were produced, and photographs taken in January 2025.

