

**Hardstanding/Open Storage and Building
Yard at Westbere Lakes
Fordwich Road, Sturry
Canterbury
Kent CT2 0BW**

£8,000 to £30,000 per annum

Finn's
The Packhouse
St Nicholas at Wade,
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Several secure open storage/hardstanding areas ranging from approx. 588sqm (6333sqft) to 2,213sqm (23,827sqft) and a 150sqm (1,600sqft) commercial unit

Convenient location on the outskirts of Canterbury

Possibility of areas being fenced individually if required

Secure location

Description

Four available open storage yards and one building:

Yard Area/Unit	Approx. Size (Sqft)	Rent (p.a)
1 (Red)	9,098	£11,400
2 (Orange)	23,827	£30,000
3 (Green)	6,333	£8,000
4 (Blue)	15,090	£19,000
Unit 1 (Purple)	1,600	£7,200

Each yard can be individually fenced upon request, but is within a secure, gated compound.

There is an additional commercial unit available in conjunction with the adjacent yard space of 150sqm (1600sqft).

Situated

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

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 yard area currently, however, electricity and water may be connected for an additional charge. There is an electric connection in Unit 1.

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.

Landlord's Legal Costs

The ingoing 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

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.

Parking

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

Planning

Suitable for storage use only

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



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
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Lettings: 01227 452111

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Sales: 01304 612147
Lettings: 01304 614471

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