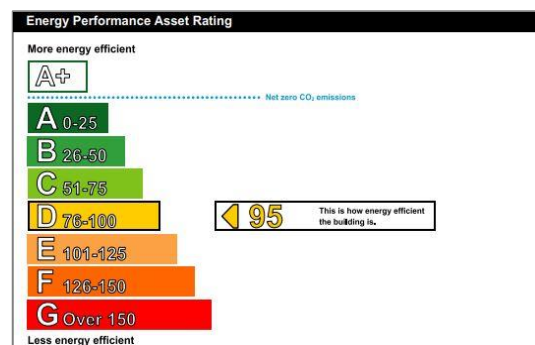


Parsonage Office West
Nackington
Canterbury
CT4 7AD

£7,500 Per Annum Plus Service Charge

Finn's
82 Castle Street
Canterbury
CT1 2QD
t: 01227 454111
e: canterbury@finns.co.uk
www.finns.co.uk



A single storey office suite of 29m² (312ft²) in a beautiful courtyard location overlooking a pond and close to Canterbury

Three allocated car parking spaces

Available July 2023

www.finns.co.uk 01227 454111



Description

The property comprises a single office suite in a converted stable overlooking a pond in a peaceful village of Nackington. This is one of three offices, originally part of the farmstead at Parsonage Farm. Parsonage Office West extends to about 29m² (312ft²) on a single floor with a kitchenette and its own lavatory.

Situated

Nackington is about 2½ miles from the centre of Canterbury in an excellent location for access to and from the A2 and about 11½ miles from Junction 11 of the M20.

Directions

From the centre of Canterbury take the Old Dover Road towards Dover. Pass the Kent Cricket Ground and turn right at the traffic lights signed to Hythe. After about 1¼ miles turn left into Nackington and Parsonage Farm can be found a little way along on the right-hand side. Turn right into the driveway at the end of the back wall of the offices and the car parking spaces will be seen by the greenhouse.

Terms

The unit is available on a new internal repairing and insuring lease for an initial term of 3 years.

Guide Rent

£7,500 per annum payable quarterly in advance.

Service Charge & Insurance

A contribution equivalent to about £500 per annum will be payable to the Landlord for the maintenance and repair of the communal and external areas. Insurance will be recharged at cost.

Business Rates

The 2023 Rateable Value is £4,000. Small Business Rates Relief may be available dependent on individual circumstances. Further information can be obtained from Canterbury City Council.

Parking

Three designated car parking spaces close to the office.

Planning

The office has consent under Use Class B1(a) with working hours of 0830 to 1815 Monday to Friday, 0930 to 1300 on Saturdays with no working on Sundays or Bank Holidays

Landlords' Legal Costs

The in-going Tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

EPC

The property is in Band 'D' with an Energy Performance Asset Rating of 95.

Deposit

One quarter's rent to be held against dilapidations and non-performance.

Viewing: By appointment through Finn's, Canterbury. Telephone (01227) 454111. If you are unsure about any details of this property, please speak to a member of Finn's who has seen the property, prior to your visit.

VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT and where relevant VAT is chargeable in addition to any consideration quoted. VAT is not currently chargeable.

Details were prepared in June 2023.

Agent's Note: The Agent has not tested any apparatus, equipment fittings or services, and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The Tenant is advised to obtain verification from their Solicitor or Surveyor.

FINN'S CANTERBURY
82 Castle Street
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 848230

