

The Corner Unit  
Court Lodge Farm  
Frog Lane  
Bishopsbourne CT4 5HU

**£5,000 plus VAT per annum for the assignment of  
the balance of the current lease**

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



37.75m<sup>2</sup> (406ft<sup>2</sup>) Craft Unit - Available Now - Occupied by a printmaker's studio and card shop and previously by an interior designer

Recently Converted Farm Building on a Popular Site with a good selection of other retailers

Close to the A2

Beautiful Setting on the Edge of Historic Parkland

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**Situated:** Court Lodge Farm is to be found on the edge of Bourne Park in the village of Bishopsbourne. Bourne Park is one of the most beautiful and unspoilt areas of parkland within the Kent Downs Area of Natural Outstanding Beauty, attracting a considerable number of ramblers and dog walkers drawn to the area because of its beautiful scenery and the well regarded Mermaid Inn in the village. The site is close to the A2 dual carriageway and offers an exciting opportunity to operate from recently converted premises in an extremely convenient, yet scenic location.

Other tenants on the site include a farm shop, an artisan baker, a dog groomer, a hairdresser, a kitchen worktop manufacturer, the Tadpole Tearoom, a chef and a holistic therapist. A vineyard has recently been planted above the site and is now in production.

**Description:** The Corner Unit is in a former farm building, overlooking the central courtyard and measuring 37.75m<sup>2</sup> (406ft<sup>2</sup>) and has double doors with glazed interior doors. The retail/display area measures 6.34m x 4.45m and a door leads to an office measuring 4.46m x 2.14m.

**Directions:** From the Bridge/Barham junction of the A2 follow the signs down into the village of Bishopsbourne. The site can be found on the left-hand side after about ¼ mile.

**Services:** Mains electricity via a submeter. BT Broadband is connected to the site. Shared WC facilities.

**Tenure:** The current tenant is seeking to assign the remainder of their lease. The property is let on a fully repairing and insuring lease at a rent of £5,000 per annum plus VAT. The landlord is in agreement that this can be assigned to a suitable tenant, subject to satisfactory references. The lease is contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954 and expires on 27<sup>th</sup> September 2026. A copy of the lease is available on request.

**Local Authority:** Canterbury City Council (01227) 862000. [www.canterbury.gov.uk](http://www.canterbury.gov.uk).

**Viewing:** Strictly by appointment with the agents. Telephone 01227 454111 – [n.rooke@finns.co.uk](mailto:n.rooke@finns.co.uk). If you are unsure about any details of this property, please speak to Nicholas Rooke at Finn's who has seen the property, prior to your visit.

**Service Charge:** The Tenant is responsible for payment of 4% of the total expenditure for the maintenance and repair of the whole site.

**Business Rates:** These will be the responsibility of the Tenant. The Rateable Value from April 2023 is £2,050 per annum. However, given the size, the occupier will not currently pay Business Rates if this is their only premises. Please check with Canterbury City Council for further details.

**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. In this instance VAT is payable.

**Energy Performance Certificate:** The unit does not have a heating system therefore no Energy Performance Certificate is required.

**Rent & Deposit:** A deposit equivalent to one quarter's plus VAT rent will be held against dilapidations and non-performance with no interest payable. The annual rent of £5,000 + VAT is to be paid monthly in advance on the first day of each month.

These particulars were produced on 26<sup>th</sup> September 2024.

**Agent's Note:** The Agent has not tested any apparatus, equipment, fixtures, fittings or services including central heating system, electrical appliances and burglar alarm, if any, 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 buyer is advised to obtain verification from their Solicitor or Surveyor.

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82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
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