

Unit 1a Builders Square
Littlebourne
Canterbury
CT3 1XU

£8,500 + VAT per annum

Finn's
82 Castle Street
Canterbury
CT1 2QD
t: 01227 454111
e: canterbury@finns.co.uk
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Recently Refurbished Storage/Workshop Unit – 87.00m² (936.46ft²)

Tidy and Established Site on the Edge of Littlebourne.

High Speed Broadband to the Site - Available now

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Situated: Builders Square is a well-established and tidy light industrial & craft workshop site about ¼ mile from the A257 on the edge of Littlebourne. Regular bus services run through the village. Both Canterbury and the A2 junction at Bridge are about 4 miles away and Sandwich is 9 miles to the east.

The users on the site include a carpet supplier, health food distributor, an artisan blacksmith, a carpenter, a toy maker and other offices.

Description: Unit 1a Builder's Square measures 14.17m x 6.14m - 87m² (936.46ft²). The unit has been newly refurbished with an electric roller shutter door, kitchenette and two WCs.

Directions: Take the A257 from Canterbury towards Sandwich. On entering Littlebourne, turn left into Jubilee Road, at the end, turn left then almost immediately right. Bear right into Builders' Square and the Unit 1A is on the left-hand side of the yard.

Services: Mains water charged via the management company, drainage and electricity. BT Broadband is connected to the site. Fire alarm. The CCTV to the site runs through the unit and the Landlord will require the tenant to keep the electricity supply to the apparatus and reserve access to maintain it.

Tenure: The units will be offered for an initial term of Three years on internal repairing & insuring lease with annual break clauses operable by either party on not less than Six Months' notice. The lease will be contracted out of Security of Tenure Provisions of the Landlord & Tenant Act 1954.

Local Authority: Canterbury City Council (01227) 862000. www.canterbury.gov.uk.

Viewing: Strictly by appointment with the agents. If you are unsure about any details of this property, please call Nicholas Rooke who has seen the property, prior to your visit. Telephone 01227 454111 or n.rooke@finns.co.uk.

Planning: The premises have previously been occupied by a plumber and heating engineer for many years and falls within Use Class "E" which covers the original B1 Light industrial Use or B8 Storage Use. No motor trade usage will be considered.

Business Rates: These will be the responsibility of the Tenant. The Rateable Value is £4,200. 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.

Landlord's Legal Costs: The tenant will be responsible for contributing £375 plus VAT towards the Landlord's legal costs for preparing the lease.

Service Charge: A service charges of £600 + VAT per annum will be payable to include the Builders Square Residents' Association fees.

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 rent plus VAT rent will be held against dilapidations and non-performance with no interest payable. The rent is to be paid quarterly or monthly in advance by standing order. In addition to the rent, the Tenant will be responsible for the service charge above and reimbursing the Landlord for the relevant proportion of the building's insurance premium.

These particulars were produced in January 2025.

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.

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