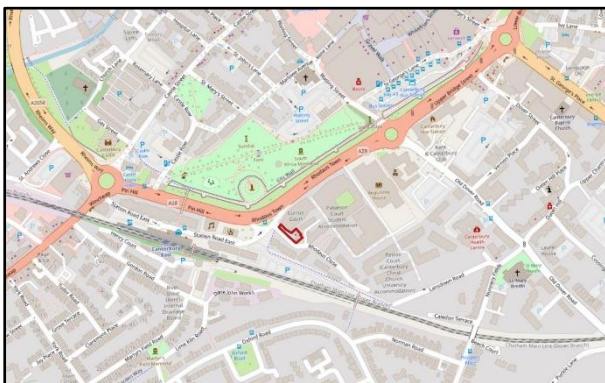


Rhodaus Town Store  
Rhodaus Town  
Canterbury  
Kent CT1 2RJ

**£20,000** per annum

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 454111  
e: [canterbury@finns.co.uk](mailto:canterbury@finns.co.uk)  
[www.finns.co.uk](http://www.finns.co.uk)



Excellent Business Premises with parking and direct access onto the Canterbury ring road on the edge of the city

About 206.6 m<sup>2</sup> (2,223.82 ft<sup>2</sup>)

Available now

**[www.finns.co.uk](http://www.finns.co.uk) 01227 454111**



**Situated:** Rhodaus Town Store is in a supremely convenient location on the Canterbury ring road, close to Canterbury East Station.

This is a rare opportunity to find a light industrial unit this close to the city centre.

**Description:** Rhodaus Town Store comprises about 206.6 m<sup>2</sup> (2,223.82 ft<sup>2</sup>) of flexible storage, with some external storage and parking within the site.

**Directions:** Please see the Location Plan overleaf. The What3Words coordinates for the mouth of the access roadway are ///fires.trees.send

**Tenure:** The unit will be offered for an initial term of three years on a fully repairing and insuring lease. The lease will be contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

**Local Authority:** Canterbury City Council (01227) 862000. [www.canterbury.gov.uk](http://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](mailto:n.rooke@finns.co.uk).

**Planning:** The premises were occupied by a windscreen repair business for many years prior to the current occupier and fall within Use Class "E" which covers the original B1 Light industrial Use or B8 Storage Use. No motor trade use will be considered.

**Services:** Mains water, gas and drainage. Three phase electricity supply.

**Business Rates:** These will be the responsibility of the Tenant. The current Rateable Value is £14,500 per annum. Some Business Rates Relief may be available if this is the Tenant's 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.

**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 not payable.

**Energy Performance Certificate:** The property has been assessed in Band 'D' with an Energy Performance Asset Rating of 92.

**Rent & Deposit:** A deposit equivalent to one quarter's 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.

These particulars were produced in October 2025, with digitally enhanced photographs.

**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

