

**Unit 8
Thorne Farm
Thorne Hill
Minster
CT12 5DS**

£17,950 per annum

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01843 210878
e: t.brett@finns.co.uk
www.finns.co.uk



Over 3,300sqft commercial unit.
Great location just off the A299
Adjacent parking

www.finns.co.uk 01843 210878



A large commercial unit including a kitchen and two W.Cs with adjacent parking situated in a beautiful and convenient location.

Description

The unit is constructed of a concrete frame with a fibre cement/asbestos roof and benefits from a solid flat concrete floor. The unit is internally clad and has a kitchen and two W.Cs. The unit measures approx. 31.8m x 9.87m resulting in a total floor area of approx. 313.86m² (3,378sqft)

The unit is accessed via a roller shutter door which is approx. 4m wide and 3.1m high. Ample parking will be available adjacent to the unit.

Situated

The building is situated off Thorne Hill which is a short distance from the A299. The farm is approx. 3 miles away from Ramsgate.

Tenure

To be offered on a lease agreement of three years duration, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Services

Mains electric, water and a septic tank. The tenant will be responsible for reimbursing the landlord at the standard rate for any charges incurred.

Business Rates

These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations, however small business rate relief may be available.

Use

The unit is suitable for storage use under classes B8.

Landlord's Legal Costs

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

VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT. VAT is chargeable in addition to any consideration quoted for this property.

Deposit

A deposit equal to two months' rent will be payable.

Rent

£17,950 per annum will be payable quarterly in advance.

Insurance

The tenant will be responsible for reimbursing the landlord for the building's insurance premium.

Viewing: By appointment through Finn's, St Nicholas at Wade Tel: 01843 210878

Date: These particulars were prepared in March 2026 with photos taken in February 2023.



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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