

Unit 1
Lone Barn
Alkham
Dover
CT15 7BT

£8,500 per annum

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



1280sqft brick building with mezzanine and a hardstanding area suitable for storage use only

Adjacent parking.

Toilet facilities and three phase electrical supply.

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A good-sized commercial building situated in close proximity to Dover and Folkestone

Description

The building is constructed of a steel portal frame, with solid brick walls beneath a curved box profile sheet roof. The building benefits from a level solid concrete floor and access is via a large electric roller-shutter door measuring approximately 2.9m high x 3m wide. In addition there is a separate pedestrian door. Internally the building offers a large open space and a mezzanine floor of steel construction which provides an additional 28m² of space. There is a W.C in the corner of the building. The building measures approximately 13m x 7m with an area of 91m² (980sqft). The total area including the mezzanine is 119m² (1280sqft).

Externally there is a large area of hardstanding, which can be used for the storage of materials.

Directions

From the A2 (Whitfield roundabout) take the A256 towards Dover and at the mini roundabout take the second exit onto Canterbury Road. After a short distance take the left hand turn onto Alkham road and continue for approximately 2.7 miles along the Alkham Valley Road heading towards Alkham. On entering the village of Alkham take the left hand turn onto Hogbrook Hill Lane and after approximately ½ mile there is a turning to Lone Barn Farm on your left hand side. Proceed along the farm track past the residential property and the buildings are located on the left hand side. The nearest postcode is CT15 7BT.

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

3 phase mains electric and water. There is a cesspit for drainage which the tenant is responsible for emptying.

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.

Planning

The building is suitable for storage use under Class 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

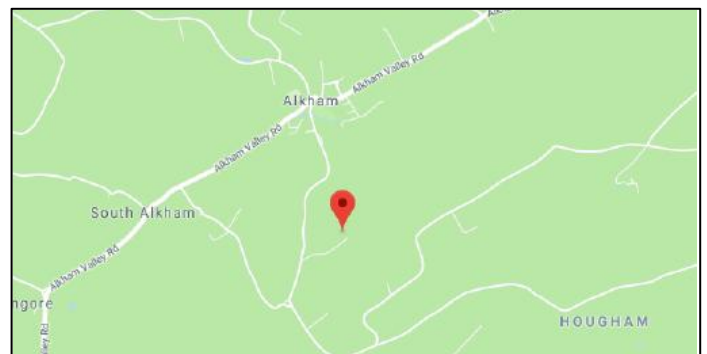
A deposit equal to two months' rent will be payable.

Rent

£8,500 per annum will be payable quarterly in advance.

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

Date: These particulars were prepared in: June 2025 with photos taken in June 2022.



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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Canterbury
Kent CT1 2QD
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Lettings: 01227 452111

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2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
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St Nicholas at Wade
Kent CT7 0NE
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