

www.finns.co.uk

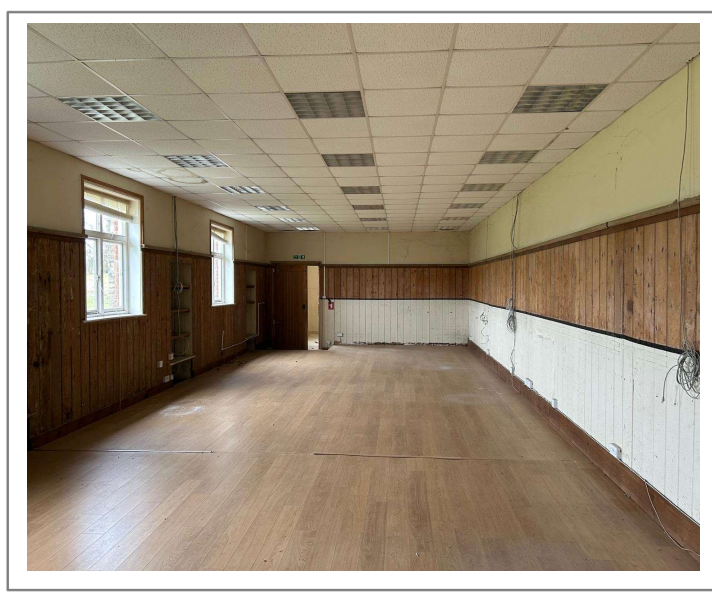
CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

**Storage Unit
Waldershare Park
Waldershare
Dover
Kent CT15 5AY**

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01304 612147
e: r.murphy@finns.co.uk
www.finns.co.uk



£ 425 pcm



Storage Unit measuring 1100sqft

Secure Building

Electricity and Lighting

Single Parking Space

www.finns.co.uk 01304 612147



Description

Storage unit of 1100 sqft within a secure building. The unit has a metered electricity supply and ample lighting. Access is via double doors. Ideal for specialised storage. Four windows provide natural light and the unit has its own parking space. There is no heating in the unit.

Situated

Waldershare Park is located to the North of Dover and is within easy reach of both the A2 and A256.

Tenure

The unit will be offered for rent under a lease agreement for an initial period of up to three years, contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Services

Electricity is connected with the unit having its own meter. Electricity will be charged quarterly by the Landlord based on usage plus £20 per month towards the standing charges.

Business Rates

These will be the responsibility of the Tenant. The unit currently has a rateable value of £4,650. Reliefs may be available dependant on your circumstances.

VAT

Commercial sales and lettings, release of tenancies and several other property transactions are potentially subject to VAT. In this case, VAT is not chargeable in addition to any consideration quoted.

Deposit

A deposit of £425 will be payable.

Rent

The rent will be payable monthly in advance.

Local Authority

Dover District Council.

Parking

Parking for one car will be provided outside the storage unit. No overnight parking is permitted.

Planning

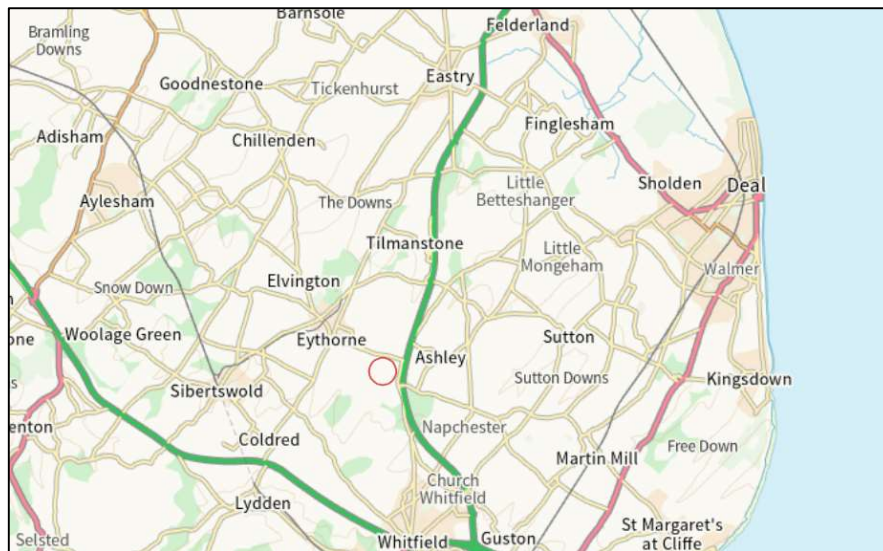
The unit is suitable for storage use. No motor trade usage will be considered.

Viewing: By appointment through Finn's, Sandwich Tel: 01304 612 147

What3Words: ///crunches.tickling.sprinter

Date: These particulars were prepared on: 25th June 2025

No motor trades are permitted.



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.

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 210878

