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CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

Workshop / Storage Unit
The Nursery
Sturry Road
Canterbury
CT2 0AA

£700 pcm

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



Workshop / Storage Unit measuring 1250sqft

Electricity and Lighting

Secure yard

Parking

www.finns.co.uk 01304 612 147



Description

Workshop or storage unit of 1,250sqft within a secure yard. The unit has a metered electricity supply and ample lighting. Access is via double doors. Ideal for specialised storage. The unit will be allocated its own parking space.

Situated

The Nursery is located on Sturry Road in Canterbury.

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 monthly by the Landlord based on usage.

Business Rates

These will be the responsibility of the Tenant. The site is not currently rateable. 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 £1,400 will be payable.

Rent

The rent will be payable monthly in advance.

Insurance

The insurance premium is included within the quoted rent.

Local Authority

Canterbury City Council

Parking

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

Planning

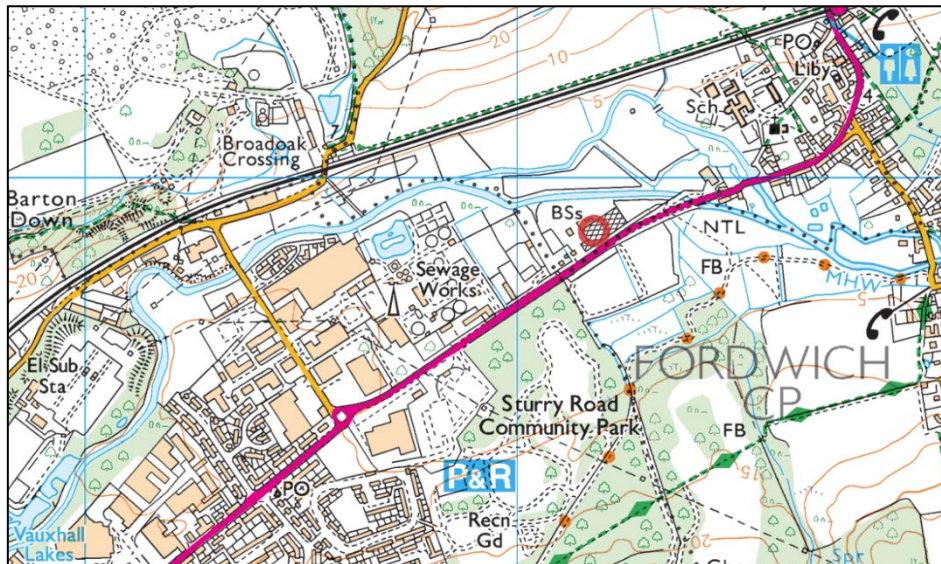
The unit is suitable for agricultural or horticultural use.

Viewing: By appointment through Finn's, Sandwich Tel: 01304 612147

What3Words: ///stack.noisy.mermaids

Date: These particulars were prepared on: 28th July 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

