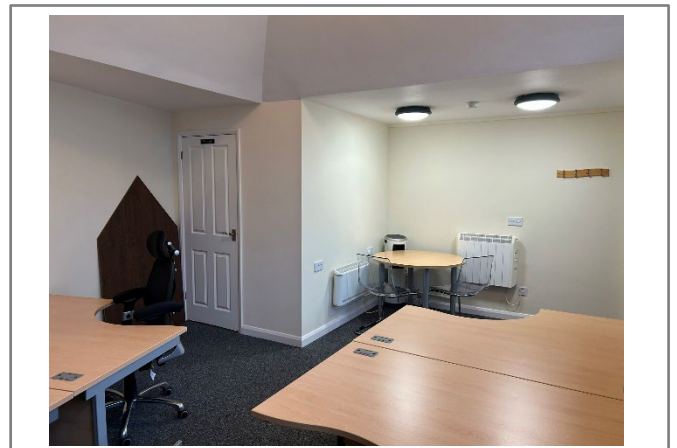
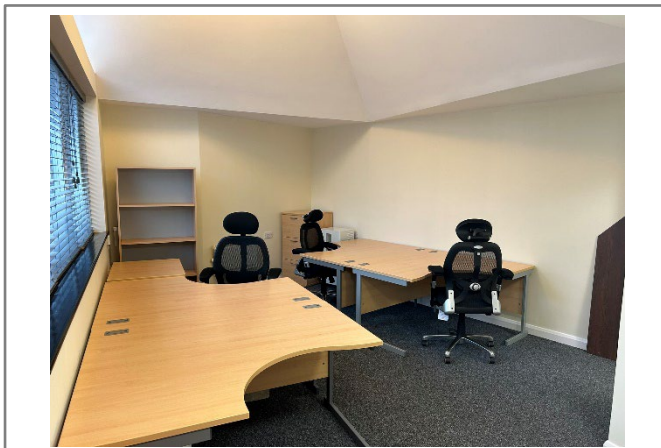


**The Old Store
High Street
Eastry
Sandwich
Kent CT13 0HG
£500 pcm**

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01304 626092
e: F.Perkins-Hill@finns.co.uk
www.finns.co.uk



**Small Flexible Commercial Space Measuring 267sqft
Prominent Position on Eastry High Street**

Description

The Old Store at Eastry is a single storey building currently laid out as an office but suitable for a range of uses. The total floorspace is 267sqft. Access is via a single door. The property has a large display window looking out onto the High Street. The property benefits from a W.C and kitchenette.

Situated

The property is situated in the village of Eastry with easy access to the A256 Eastry Bypass, it is around 2.5 miles from Sandwich, 8 miles from Dover and 10 miles from 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

The office has connections to mains water, electricity and drainage services. The tenant will be responsible for paying for services at the standard rates.

Business Rates

These will be the responsibility of the Tenant. The current rateable value of the property is £3,450 (rising to £5,100 from 1st April 2026). The Rateable Value qualifies for Small Business Rate Relief which could result in no Business Rates being payable for qualifying businesses.

Deposit

No deposit is payable for this property.

Rent

The rent will be payable monthly in advance.

Insurance

The insurance premium for the property will be payable to the landlord in addition to the rent. Tenant to have their own contents insurance.

Local Authority

Dover District Council

Parking

Good road parking available and close to public parking.

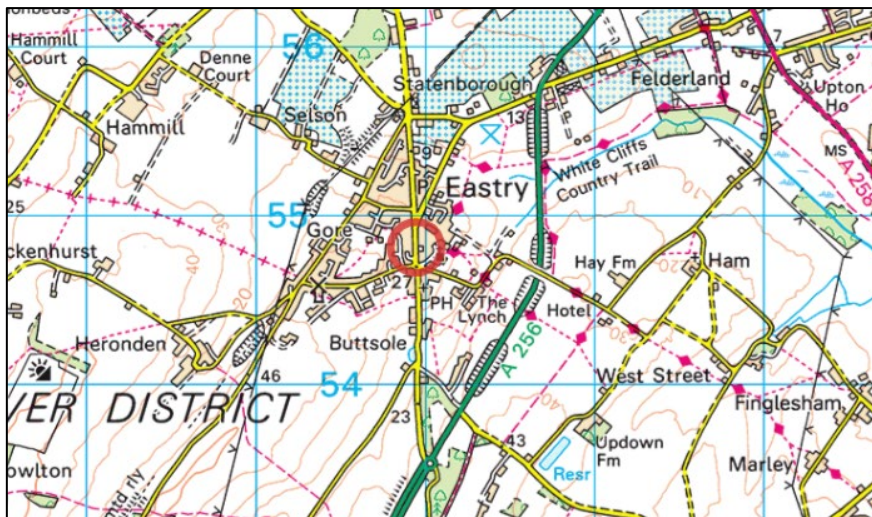
EPC

The property has a current EPC rating of Band "C"

Viewing: By appointment through Finn's, Sandwich Tel: 01304 626092

What3Words: ///snacking.flamed.prominent

Date: These particulars were prepared on: 4th February 2026



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