

Unit 2, The Cowshed
Appleton Manor Farm Ringwould
Road
Martin
Dover
Kent
CT15 5 10

Finns
2 Market Street
Sandwich
Kent
CT13 9DA
t: 01304 612147
e: sandwich@finns.co.uk
www.finns.co.uk



- Workshop / Storage Unit measuring 3933sqft
- Electricity and Lighting
- Paint Spraying Booth
- Parking

£1,625 Per Month per annum

www.finns.co.uk 01304 612147



Situated

The unit is located at Appleton Manor Farm in Martin.

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

Three-phase 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 unit 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 equivalent to two months' rent will be payable.

Rent

The rent will be payable monthly in advance.

Insurance

The insurance premium is included within the quoted rent. The Tenant is to hold their own contents and business interruption insurance where applicable.

Local Authority

Dover District Council

Parking

Parking is provided outside the storage unit. No overnight parking is permitted.

Planning

The unit is suitable for storage/light industrial use only.

What3Words:

///bottle.hazy.ruin

Viewing:

By appointment through Finn's, Sandwich

No motor trades are permitted.

Agent's Note: The Agent has not tested any apparatus, equipment, fixtures, fittings or services including central heating system, electrical appliances and burglar alarm, if any, and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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 ONE
01843 848230

