

Unit C
Court Lodge Farm
Frog Lane
Bishopsbourne
Canterbury
Kent CT4 5HU

Finn's
82 Castle Street
Canterbury
CT1 2QD
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£4,000 plus VAT per annum



Craft Unit of about 257ft² (23.85m²) in a Recently Converted Stable Block

Close to the A2

Beautiful Setting on the Edge of Historic Parkland

Available Immediately

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Situated

Court Lodge Farm is to be found on the edge of Bourne Park in the village of Bishopsbourne. Bourne Park is one of the most beautiful and unspoilt areas of parkland within the Kent Downs National Landscape, attracting a considerable number of ramblers and dog walkers drawn to the area because of its beautiful scenery. The site is close to the A2 dual carriageway and offers an exciting opportunity to operate from recently converted premises in an extremely convenient yet scenic location.

The users on the site include the Fern & Farrow farm shop, Gilda Bakery, a cheese shop, a kitchen worktop manufacturer, the Tadpole Tearoom, Therapy on the Farm and a hairdresser. A vineyard has recently been planted above the site.

Description

A former stable block, converted into three craft units/offices. Unit C measures 6.43m x 3.71m - 23.85m² (257ft²).

Directions

From the Bridge/Barham junction of the A2 follow the signs down into the village of Bishopsbourne. The site can be found on the left-hand side after about ¼ mile. The UK What3Words is ///onion.asked.fame

Services

Sub-metered electricity supply connected and shared WC facilities on site. Mains water and drainage. BT Broadband to the site.

Tenure

The premises will be offered on a Lease Agreement for a term of three years with annual break clauses operable on three months' notice on the first and second anniversary of the commencement date. The lease will be contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

Local Authority

Canterbury City Council (01227) 862000. www.canterbury.gov.uk.

Planning

The buildings have been granted planning consent (Ref CA/15/00708) by Canterbury City Council for the *Change of Use of Former Farm Buildings from Agricultural Usage to Tea Room (Use Class A3) and Craft Workshops (Use Class B1)*. No motor trade usage will be considered.

Business Rates

These will be the responsibility of the Tenant. The Rateable Value from 1st April 2026 is £1,350 per annum. However, given the size, the occupier is unlikely to pay Business Rates if this is their only premises. Please contact Canterbury City Council for further information.

Landlord's Legal Costs

The tenant will be responsible for contributing £500 plus VAT towards the Landlord's legal costs in preparing the Lease.

VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT and where relevant VAT is chargeable in addition to any consideration quoted. In this instance VAT is payable.

Energy Performance Certificate

The unit does not have a heating system, therefore no Energy Performance Certificate is required.

Rent & Deposit

A deposit equivalent to one quarter's rent plus VAT will be held against dilapidations and non-performance with no interest payable. The annual rent of £4,000 + VAT per annum is to be paid quarterly or monthly in advance. In addition, a service charge will be levied of 4.16% of the costs incurred by the Landlord in maintaining the site.

Viewing

Strictly by appointment with the agents. Telephone 01227 454111. If you are unsure about any details of this property, please speak to Nicholas Rooke at Finn's, who has seen the property, prior to your visit.

Date

These particulars were prepared in May 2026.

Consumer Protection Regulations

The Agent has not tested any apparatus, equipment fittings or services, 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 Tenant is advised to obtain verification from their Solicitor or Surveyor.

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