

Unit 3
Tappington Hall Farm Canterbury
Road
Denton
Kent
CT4 6RG

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



£295 Per Month per annum

www.finns.co.uk 01304 612147



Situated

Tappington Hall Farm is located off Canterbury Road in Denton.

Services

Electricity is connected with the unit having its own meter. Electricity will be charged monthly by the Landlord based on usage. There are shared toilet facilities.

Rent

The rent will be payable monthly in advance. The rent will be £3,540 per annum.

Deposit

A deposit of £590 will be payable.

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.

Parking

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

Business Rates

These will be the responsibility of the Tenant. The site is not currently rateable. Reliefs may be available dependant on your circumstances.

Planning

The unit is suitable for workshop or storage use.

Insurance

The insurance premium is included within the quoted rent.

Local Authority

Canterbury City Council

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.

Landlord's Costs

The ingoing tenant will be responsible for contributing £375 plus VAT to the Landlord's costs for preparing the lease.

Viewing

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

What3Words

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Date

These particulars were prepared on: 5th May 2026.

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

