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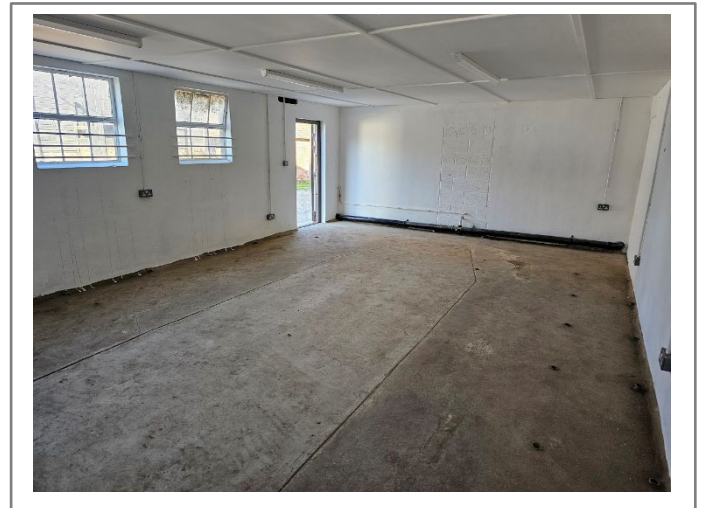
CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

**Workshop / Storage Unit**  
**Tappington Hall Farm**  
**Denton**  
**Canterbury**  
**Kent CT4 6RG**

Finn's  
2 Market Street  
Sandwich  
CT13 9DA  
t: 01304 612147  
e: [sandwich@finns.co.uk](mailto:sandwich@finns.co.uk)  
[www.finns.co.uk](http://www.finns.co.uk)



**£3,540 per annum**



**Workshop / Storage Unit measuring 449sqft**

**Electricity and Lighting**

**Parking**

[www.finns.co.uk](http://www.finns.co.uk) 01304 612 147



## Description

Workshop or storage unit of 449sqft within a farm yard. The unit has a metered electricity supply and ample lighting. Access is via single pedestrian door. Ideal for specialised storage. The unit will be allocated its own parking space.

## Situated

Tappington Hall Farm is located off Canterbury Road in Denton.

## 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. There are shared toilet facilities.

## 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 £590 will be payable.

## Rent

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

## 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 workshop or storage use.

## Landlord's Legal Costs

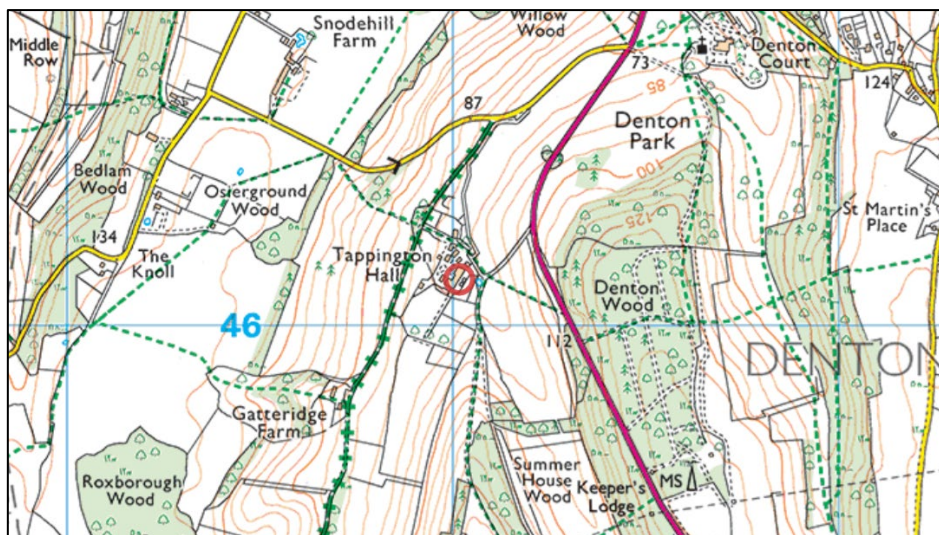
The ingoing tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

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

**What3Words:** ///digests.discouraged.chips

**Date:** These particulars were prepared on: 5<sup>th</sup> May 2026

**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.

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Canterbury  
Kent CT1 2QD  
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Lettings: 01227 452111

FINN'S SANDWICH  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
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FINN'S ST NICHOLAS AT WADE  
The Packhouse  
Wantsum Way  
St Nicholas at Wade  
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01843 210878

