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CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

**226C
Broad Oak Road
Canterbury
Kent
CT2 7PX**

£25,000 Per Annum

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01304 612147
e: r.murphy@finns.co.uk
www.finns.co.uk



Unit Measuring 1700sqft

Electricity and Lighting

Private Kitchen and WC

Suitable for Motor Trade

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Description

Unit of approximately 1,700sqft situated on Broad Oak Road. The unit has a metered electricity supply and ample lighting. Access is via an electric roller shutter door. Ideal for motor trade use. There are private kitchen facilities and WC within the unit. This is the rear unit only.

Situated

The unit is located on Broad Oak Road in 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

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. 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 will be recharged to the tenant by the landlord annually. The Tenant is to hold their own contents and business interruption insurance where applicable.

Local Authority

Canterbury City Council

Parking

No parking is permitted outside the unit.

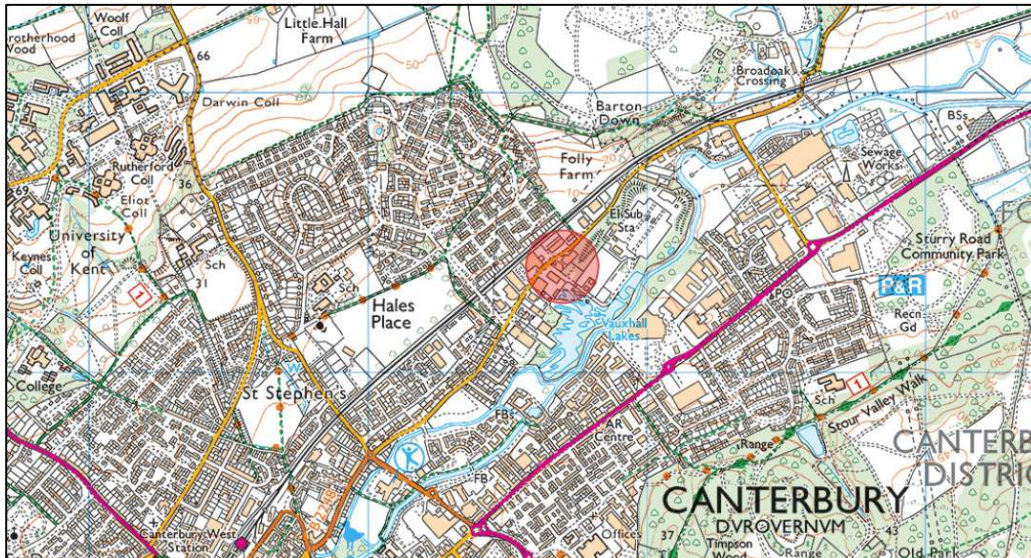
Planning

The unit is suitable for motor trade use.

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

What3Words: ///tidal.taps.smooth

Date: These particulars were prepared on: 10th August 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.

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Canterbury
Kent CT1 2QD
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Lettings: 01227 452111

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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
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