

Unit 3
Newlands Farm
Selsted
Dover
CT15 7HL

£14,000 per annum

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01843 210878
e: t.brett@finns.co.uk
www.finns.co.uk



- 2,167sqft commercial unit available from 1st April 2026
- Large yard area behind unit
- Excellent rural location

A mixed use commercial unit with large yard area and adjacent parking in a sought after rural location

Description

The building is constructed of a steel frame with breezeblock walls. The building benefits from a solid level concrete floor with access via a sliding front door with a personnel door to the rear. In addition there are W.C. facilities and an office space. Internally the building measures approx. 18.09m x 11.13m, giving a total area of approx. 201.34m² (2,167sqft).

There is a large yard area behind the unit which measures approx. 1,243m² (13,385sqft). This area is solid but not down to concrete.

Situated

The building is situated off the A260 (Canterbury Road) in Selsted to the south of Denton in a sought after rural location. The nearest postcode is CT15 7HL.

Tenure

To be offered on a lease agreement of three years duration, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Services

Mains electric and water. The tenant will be responsible for reimbursing the landlord at the standard rate of any charges incurred.

Business Rates

These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations.

Use

The building is suitable for storage use and light industrial use.

Landlord's Legal Costs

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

VAT

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

Deposit

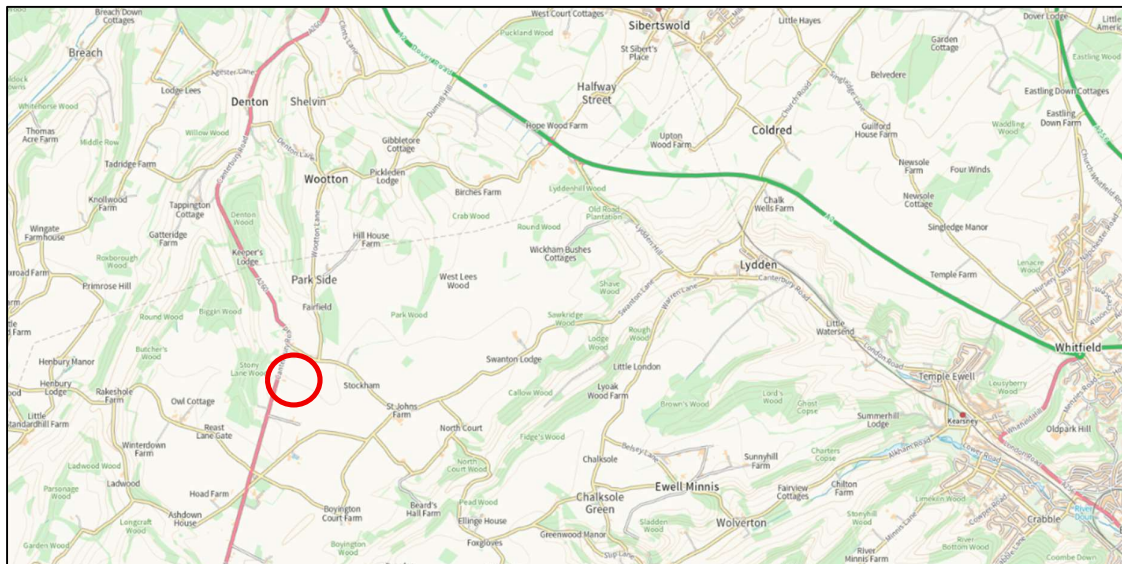
A deposit equal to two months' rent will be payable.

Rent

£14,000 per annum will be payable quarterly in advance.

Viewing: By appointment through Finn's, St Nicholas at Wade. Tel: 01843 210878.

Date: These particulars were prepared in: April 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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