



68 MARKET PLACE, AYLESHAM

£800 per month

Motis Estates Chartered Surveyors are proud to offer 807 sq ft retail space which has been used as retail for a number of years. The property could be used as a wide variety of uses.

All commercial properties are at www.motis-estates.com



Moving with Motis



www.facebook.com/motisestates

@MotisEstates

www.instagram.com/motisestates

68 Market Place, Aylesham CT3 3DZ

Busy Location , Open Plan , Ample Storage , Good Frontage

Description

Aylesham is a popular village located between the cosmopolitan city of Canterbury and the bustling port town of Dover. The village itself boasts a fine selection of local amenities along with two primary schools making the perfect location to bring up a young family. The property is situated within 6 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses. Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access.

The property is situated in a promenade of shops including a pet supplies, newsagent and barbers.

The ground floor accommodation comprises of a large rectangular shaped property of 807 sq ft which is open plan and benefits from a suspended ceiling with LED Lighting and fully carpeted. At the rear, there is a w.c and space for a kitchenette.

There is an electric shutter at the front for additional security and three phase electricity. Parking is readily available at the front.

Electricity, water and drainage are connected;

A 1 or 2 Year Licence Agreement available. An initial rent is sought of £800 pcm.

From a search of the Valuation Office Website we have identified that the Rateable Value is £9,100 from 1st April 2023.

EPC: 28 (B) valid until February 2033

For further details, contact Motis Estates Commercial Chartered Surveyors on 01303 212020 or kris.foster@motis-estates.com

IMPORTANT NOTICE FROM MOTIS ESTATES Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Tenure Leasehold

Postcode CT3 3DZ

Viewings Strictly by appointment only -
Property Reference MOTIS_005749

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00





IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.