



## 111, CANTERBURY ROAD, HAWKINGE

£1,250 per month

Motis Estates Chartered Surveyors are proud to offer a detached temporary building with a garden in the heart of Hawkinge.

The property is approx 1322 sq ft. The property is ideal for a nursery, creche, consulting rooms or counselling rooms.



## Moving with Motis



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# 111, Canterbury Road Hawkinge CT18 7BS

**Detached Building , Large Garden ,  
Open Plan and Meeting Rooms , Large Canopy at Front**

## **Description**

The premise is a modular sectional single storey building with a floor area of 1322 sq ft. The site is within the rural town of Hawkinge inside the settlement boundary and forms part of a larger site (including the Hawkinge Community Centre site to the south) which is used for social and community facilities. The site is located within the wider designated Kent Downs Area of Outstanding Natural Beauty landscape and part of the defined North Downs Special Landscape Area, and within a Groundwater Source Protection Zone. The site is located on the western side of Canterbury Road in Hawkinge adjacent to the Tesco convenience store.

The site is occupied by a single storey flat roofed sectional building with a long narrow garden area to the rear. There is a footpath along its northern edge which provides a pedestrian link through from Canterbury Road to residential properties to the west and the Hawkinge Community Centre site to the south. Residential properties along Canterbury Road adjoin the site to the north, to the south beyond the Tesco convenience store are further shops, a surgery and take-away hot food premises. On the opposite side of Canterbury Road to the east are further residential properties, a primary school and a commercial garage.

The property benefits from a number of smaller rooms and a large room at the rear overlooking the garden which has access from the side. There is also a separate kitchen and two w/c's. The property has a suspended ceiling with LED lighting, fully carpeted, electric heating, intruder alarm system and access control. The property is ideal for a multitude of uses in the leisure industry, offices and potentially retail STPP.

Entrance 21.38 sq m 230.09 sq ft  
Disabled WC 3.87 sq m 41.66 sq ft  
Hall 10.00 sq m 107.64 sq ft  
Room 11.06 sq m 119.04 sq ft  
W/C 3.07 sq m 33.05 sq ft  
Kitchen 4.46 sq m 48.03 sq ft  
Store 6.28 sq m 67.60 sq ft  
Main Room 52.46 sq m 564.52 sq ft  
Room 10.26 sq m 110.40 sq ft

Total 122.87 sq m 1322.04 sq ft

There is also a large garden to the rear.

The property is available on a short term agreement of a minimum of 2 year agreement for £200 plus VAT agreement fee at a rental term of £1250pcm or on a longer lease of 3 or 5 years with terms to be negotiated.

The tenant to pay a deposit of three month's rent to be held for the term of the agreement.

The landlord to insure the building only and the tenant to reimburse the annual premium.

Services include single phase electricity, water and telecoms ducting will be available and payable by the tenant.

We note from the Valuation Office Agency website that the premises have a Rateable Value of £9,300. The property will be eligible for Small Business Rates Relief. For more information, please contact the Local District Council.

The property is available from 1st December 2024.

We note from the EPC Register that the property has an EPC has yet to be commissioned.

For more information regarding a viewing please contact Motis Estates Chartered Surveyors on 01303 212020 or [commerical@motis-estates.com](mailto:commerical@motis-estates.com)

**Tenure** : Leasehold

**Postcode** CT18 7BS

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005888

**Opening Hours:**

Monday - Friday 8.30 - 5.00

Saturday 9.00 - 3.00 (Appointment only)



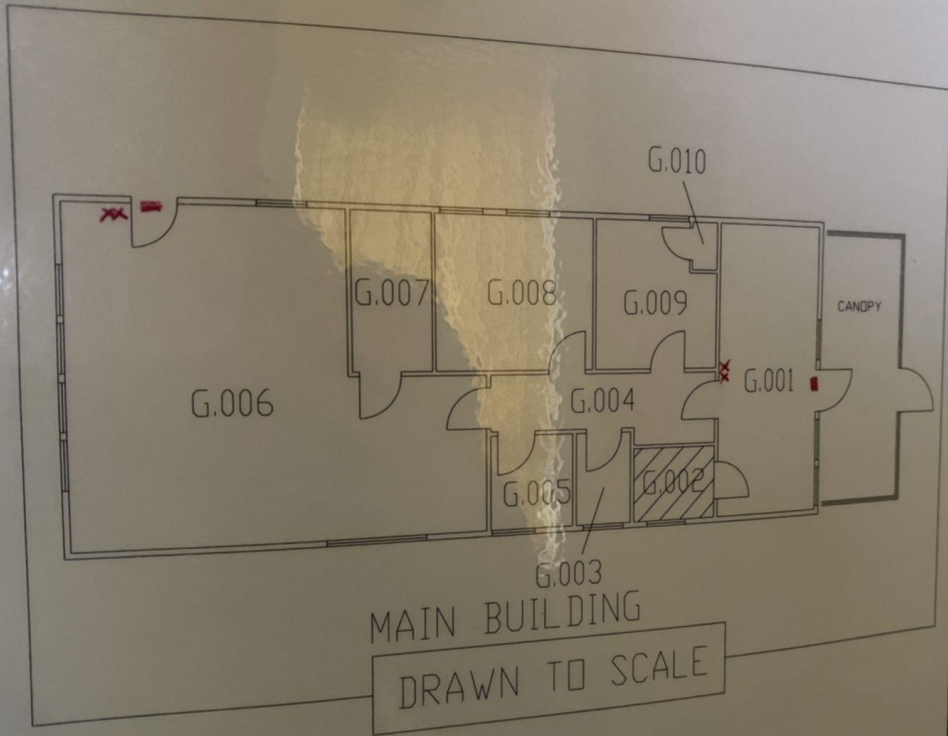




x extinguisher  
■ Fire Exit

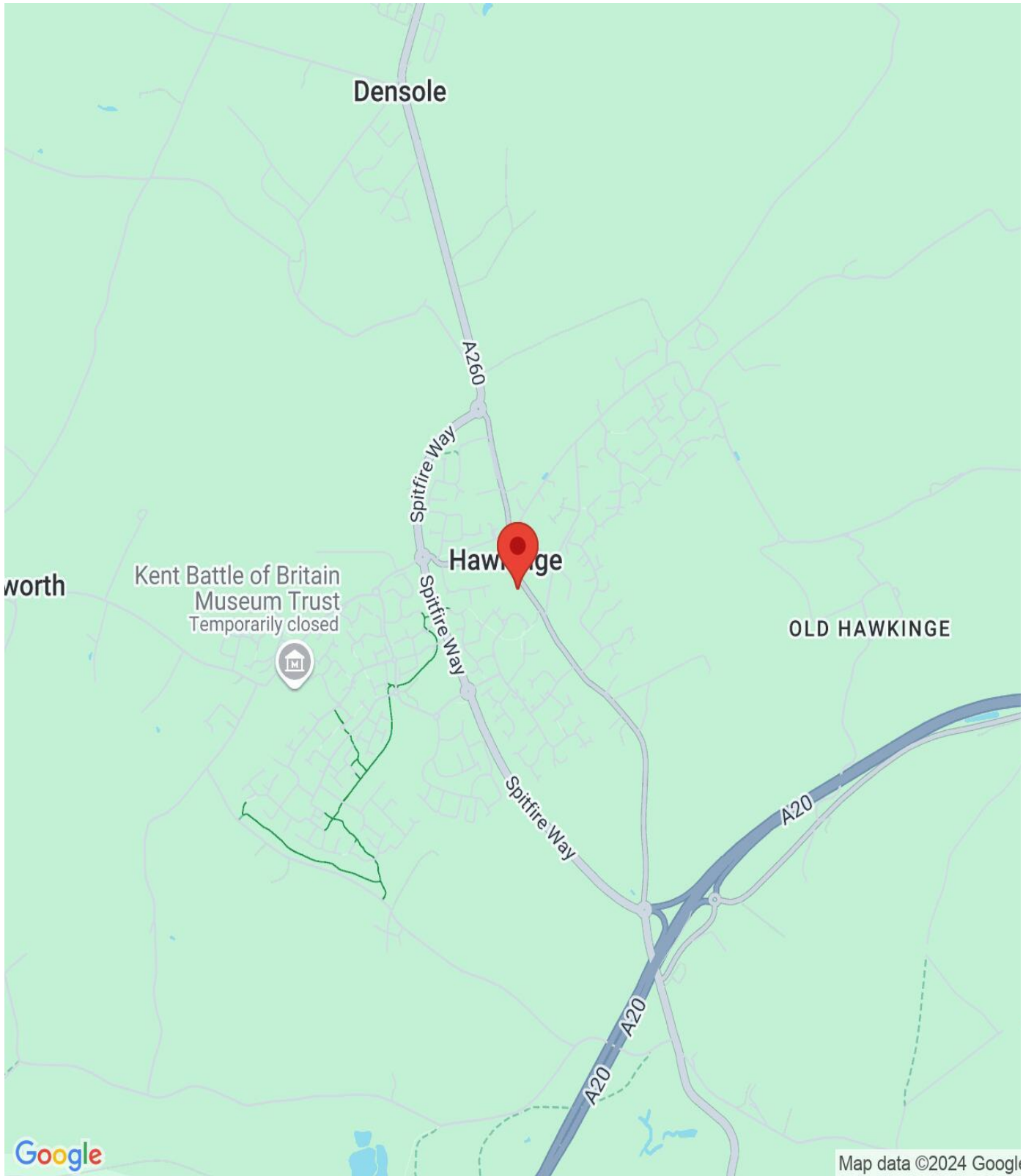


DPFHVIECH  
NR. ICHW



MAIN BUILDING  
DRAWN TO SCALE

PROJECT	WANDERER CHILDREN'S CENTRE
DATE	2011
DESIGNED BY	DPFHVIECH
DRAWN BY	DPFHVIECH
CHECKED BY	DPFHVIECH
SCALE	1:100
DATE	2011
PROJECT NO.	
SHEET NO.	



**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.