



## 62 MARKET PLACE, AYLESHAM

£775 per month

Motis Estates Chartered Surveyors are proud to offer 710 sq ft retail space which was a former cafe in Aylesham. The property has recently been used as a cafe but could be used as a wide variety of uses.

All commercial properties are at [www.motis-estates.com](http://www.motis-estates.com)



## Moving with Motis



# 62 Market Place, Aylesham CT3 3DZ

**Busy Location , 2 Offices , 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 710 sq ft which currently has a couple of rooms via partitions however these can be removed. At the rear, there is a w.c with space for a shower. The property does require refurbishment. The property benefits from three phase electricity.

Electricity, water and drainage are connected;

A 1 or 2 Year Licence Agreement available.

An initial rent is sought of £775 pcm.

From a search of the Valuation Office Website we have identified that the Rateable Value is £8,900 from 1st April 2023.

EPC: 80 (D) valid until February 2028

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

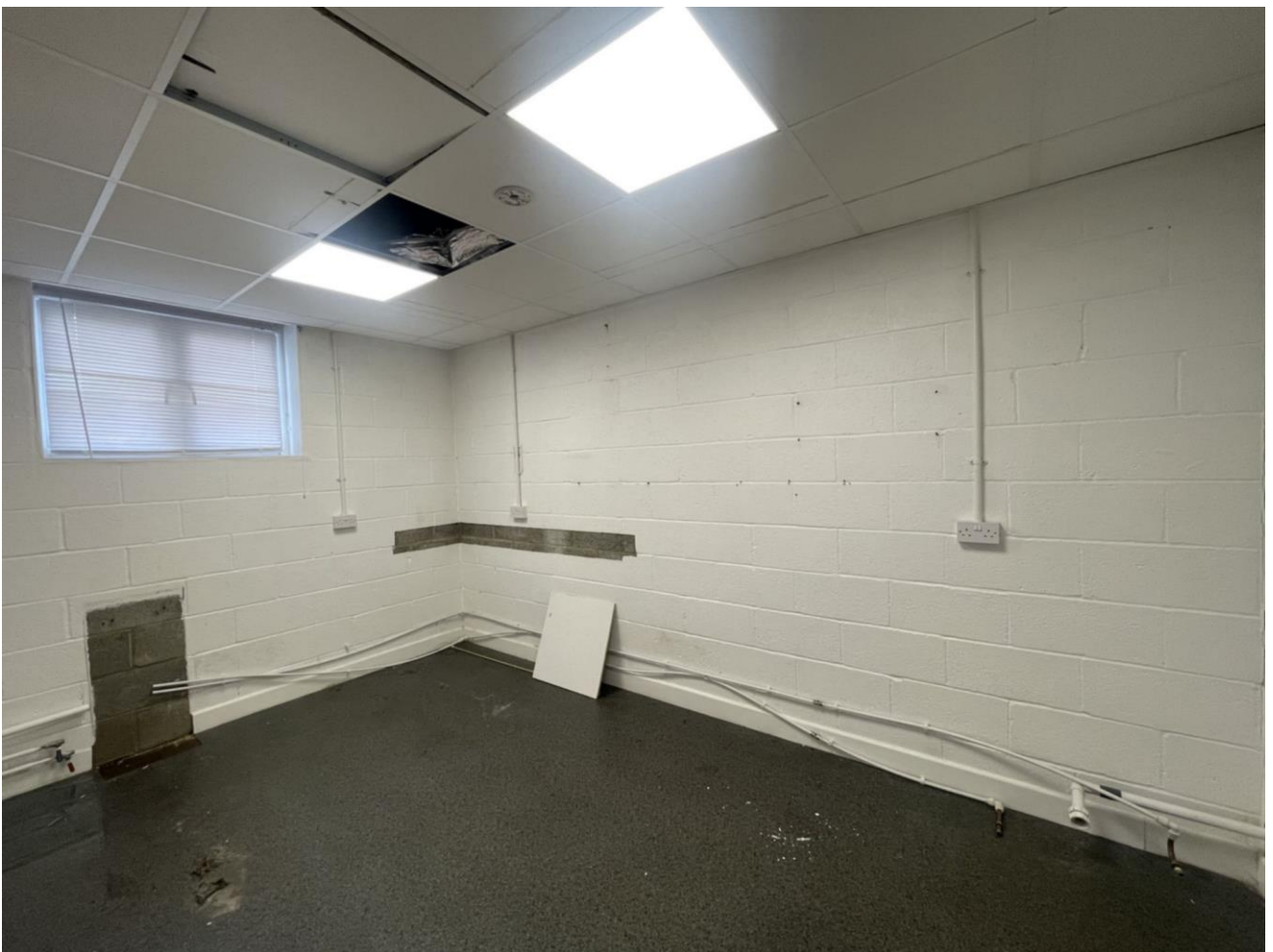
**Postcode** CT3 3DZ

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005748

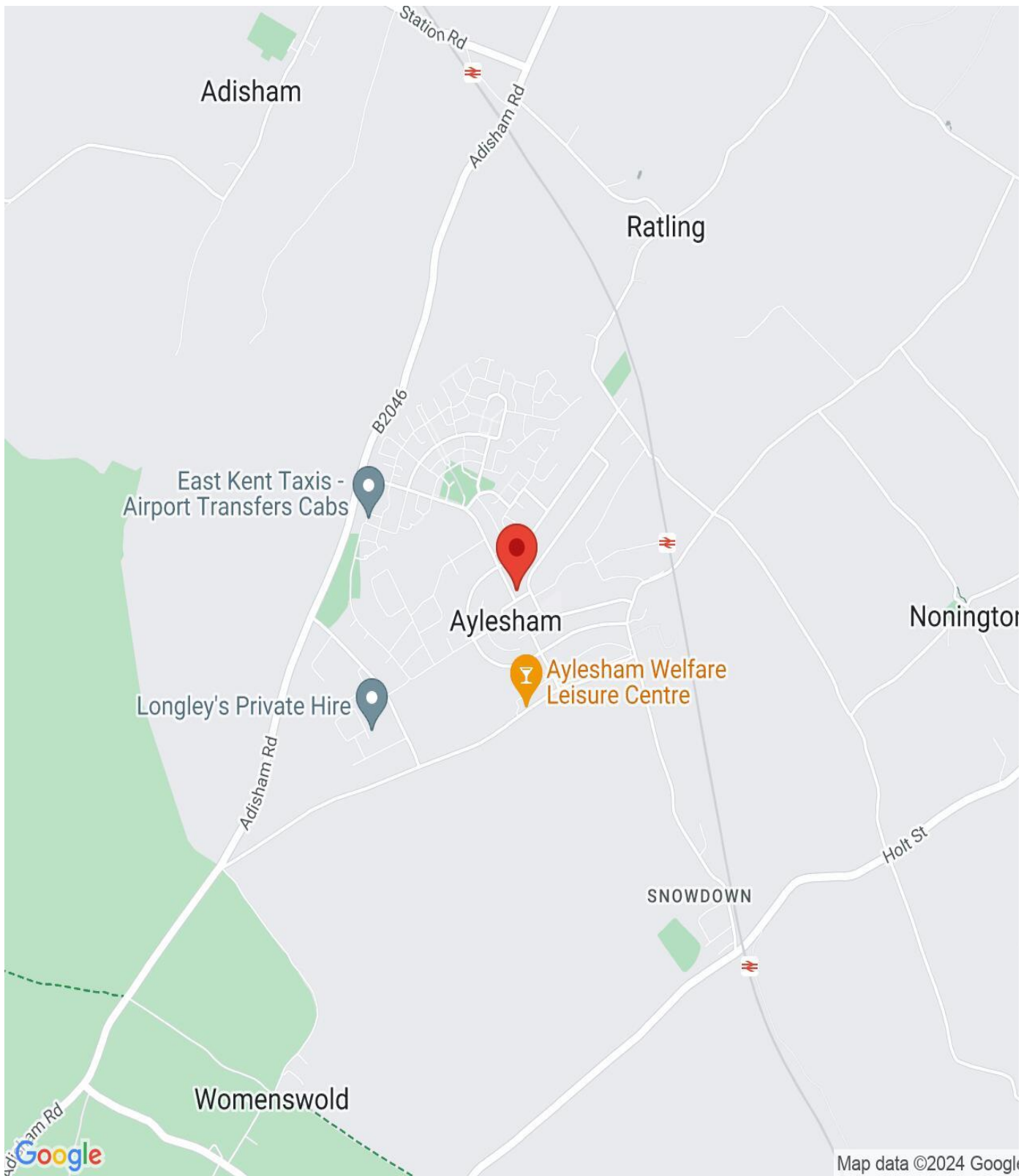
**Opening Hours:**

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00







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