



ROMNEY MARSH VISITOR CENTRE, DYMCHURCH ROAD, NEW ROMNEY

£1,333 per month

A shop/office/cafe located on Dymchurch Road on the outskirts of New Romney.

The property can be used for a wide array of uses including community interest projects.

Contact Motis Estates for more information on 01303 212020.



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Romney Marsh Visitor Centre, Dymchurch Road New Romney TN28 8AY

**Wide Array of Uses , Cafe / Kitchen , External Seating ,
Car Park , Eco Building**

Description

Situated on the sunny south coast of Kent, New Romney is a historic town and former port with scenic seafront views and access to open countryside. Surrounded by the sweeping landscapes of the Romney Marsh, property in New Romney also benefits from a thriving high street and vibrant food and drink scene.

One of Kent's original Cinque Ports, modern Romney Marsh lies around a mile inland. A small and peaceful town, it's got plenty of attractions nearby, including the beautiful Dungeness coastline with its rare plants and wildlife. The Romney, Hythe & Dymchurch Railway provides a great day out for families, while fitness fans will be kept busy with the fantastic array of walking and cycling routes around the town.

New Romney lies just off the A259, linking it with the beaches of Dymchurch and, further up the coast, with Hythe and Folkestone. There are nine railway stations nearby, including Ashford International railway station, just a 20-minute drive away. From here, you'll find services to London St Pancras departing every half an hour, with journey times of just 40 minutes.

The Romney Marsh Visitor Centre was opened in 2004. The centre and garden was recently managed by Kent Wildlife Trust on behalf of Folkestone and Hythe District Council. It aims to let people know about the Marsh's special wildlife and history, serving as an educational facility while supporting tourism locally. The Local Nature Reserve is managed by Romney Marsh Countryside Partnership.

Designed by architects BBM Sustainable Design the environmentally friendly timber-framed centre has been built on "brownfield" land, has rendered straw-bale walls, a sedum covered "living roof" and incorporates materials including recycled motorway surface. As part of the Romney Warren Country Park project's wider aims much of the construction work was completed by unemployed and disabled trainees attached to South Kent College under the supervision of builders Eco-Librium.

The building which is available for let accommodates:

- An exhibition featuring the area's history landscape and wildlife
- built using recycled material and low-impact materials (this can be removed upon request)
- Mini-café
- External Seating
- Toilets
- Shared Car Park between 9.30am and 4pm.

The property itself consists of approx 1450 sq ft of ground floor space with a kitchen to the rear and toilets adjacent the property with external storage.

The property is available on flexible lease terms at an initial rent of £900 per calendar month and can be used for a wide array of uses such as a cafe, visitor centre, community uses, farm shop, etc. The property benefits from a large open space with tiled stone flooring with open beams to provide a rustic look, log burner for heating and LED lighting.

There is a separate kitchen which is fully fitted with a stainless steel sink, workspace and fridge/freezers, there is also commercial cooking equipment and a dishwasher. There is also an

urn and coffee machine. Some original features still remain in the property. Externally there is a shared car park and picnic bench seating for clients/customers.

Rateable Value: The building has yet to be assessed for Business Rates.

Services: We understand electricity are connected to the premises. There is no gas supply and we understand there is a cess pit.

Commercial Energy Performance Certificate: 50 (B) valid until March 2028.

In England and Wales, under the new legislation, from 1st April 2018 any commercial property that has an EPC of lower than an 'E' cannot be rented out to new tenants, or renew any existing tenancy contracts until at least an 'E' rating is obtained. From April 2023, MEES will apply to all existing commercial leases.

Rent: £10,800 per annum (£900 PCM)

VAT: We understand that VAT is not applicable however we recommend you seek advice.

Viewings Strictly by appointment through Motis Estates Commercial Agents in Folkestone - 01303 212020 or commercial@motis-estates.com.

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

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

Postcode TN28 8AY

Viewings Strictly by appointment only -
Property Reference MOTIS_005910

Opening Hours:

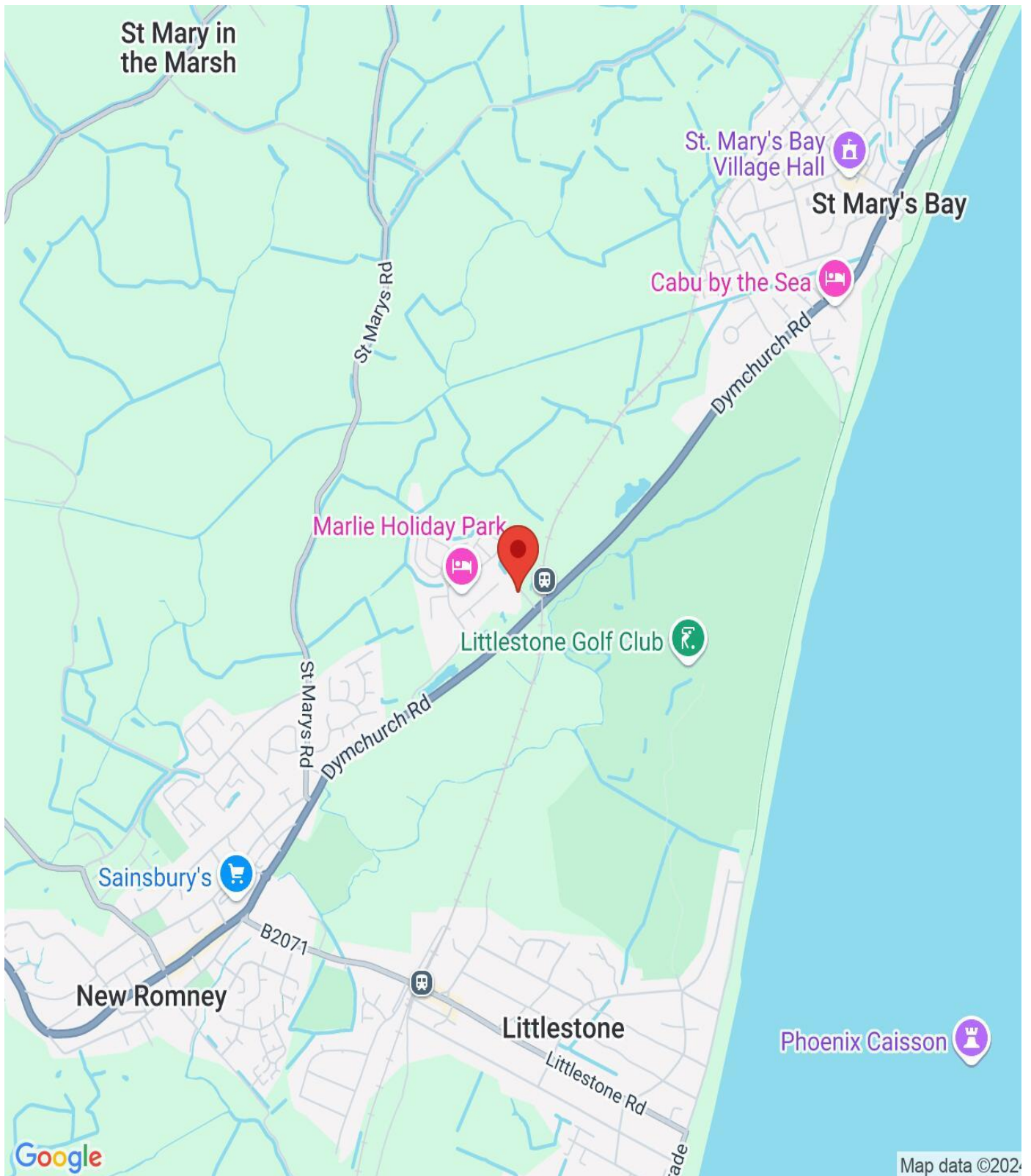
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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