



ELHAM TEA HOUSE, 4-6 HIGH STREET, CANTERBURY, CT4 6TD

£916 per month

AN ESTABLISHED CHARMING TEA ROOMS BUSINESS SITUATED IN THE HEART OF ELHAM VILLAGE SET BETWEEN CANTERBURY AND FOLKESTONE.

FOR MORE DETAILS, PLEASE CONTACT MOTIS ON 01303 212020.



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Elham Tea House, 4-6 High Street Canterbury CT4 6TD

**Established Tea Rooms business Situated in the heart of Elham
Spacious 36 cover Tea Rooms ,
A new lease, equipment & goodwill**

Description

An established charming Tea Rooms business situated in the heart of Elham Village in the beautiful Elham Valley set between Canterbury and Folkestone.

A spacious 36 cover Tea Rooms with stunning frontage. Counter area, kitchen, WC and storage area. Use of two parking bays.

4.9 review on Trip Advisor

Offered for sale on a new lease, equipment and the goodwill of the business.

Rent: £11,000 per annum (£916.66 Per month), this is subject to reviews during the term.

Fixtures and Fittings - Inventory of fixtures and fittings available at a cost of £6,750.00

Insurance - Paid by the tenant

Size: 78 sq m (807 sq ft)

Trading Information - The current opening times are: Thursday - Sunday 10am - 4pm Tuesday and Wednesday - Closed

Use: E Use Class

Energy Performance Certificate: Pending

Services: Water, Drainage and Electricity

Rateable Value: £8,100 from 1st April 2026

Viewing Strictly by appointment through Motis Estates Chartered Surveyors 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)

Tenure Leasehold

Postcode CT4 6TD

Viewings Strictly by appointment only -
Property Reference MOTIS_011364

Opening Hours:

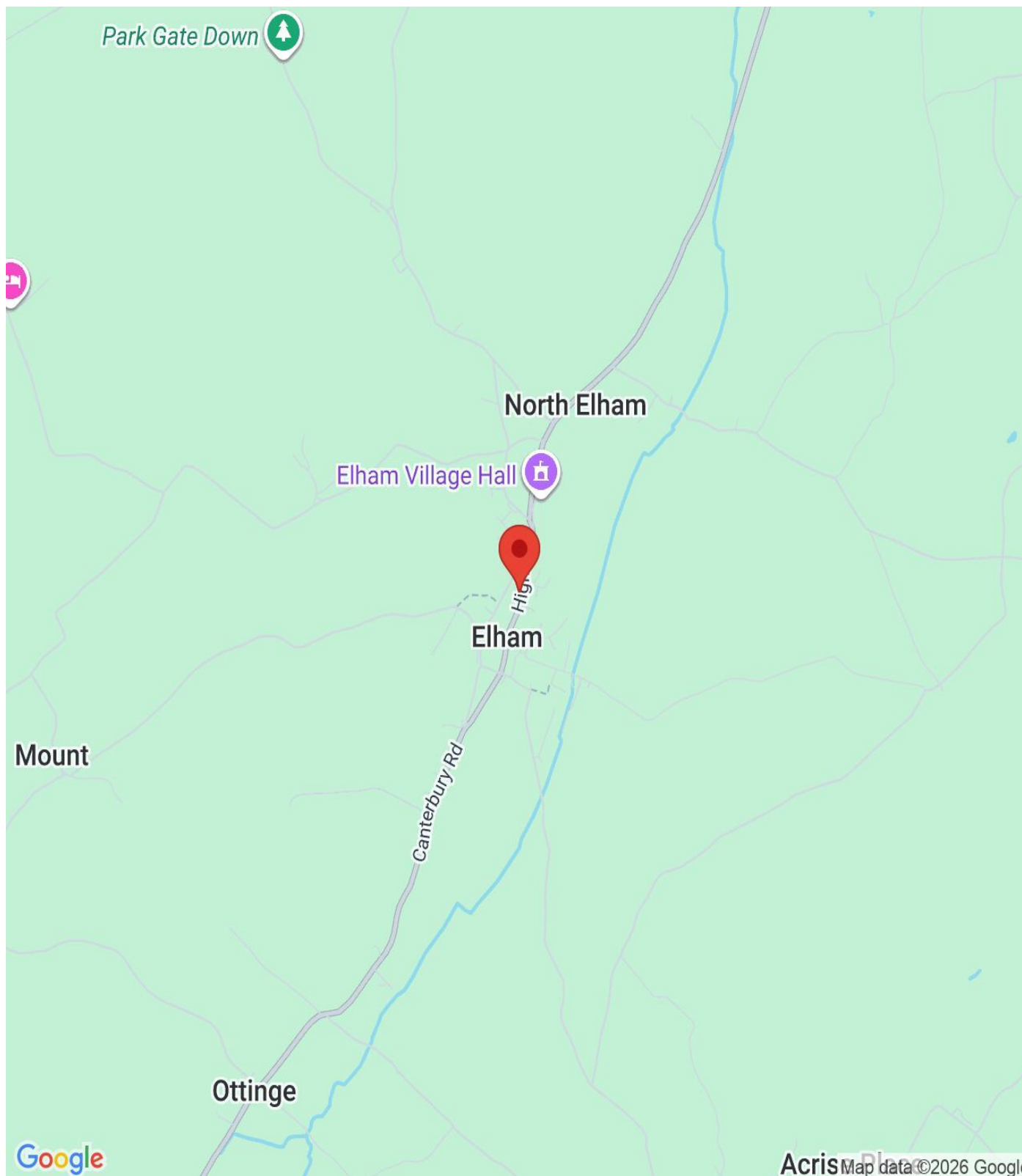
Monday - Friday 9.00 - 5.30

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.