



TO LET - Town Centre Retail Unit
16 Camden Road, Tunbridge Wells, Kent TNI 2PT
GF Approx. 519ft²[48.2m²] FF Approx. 410ft²[38.0m²]

When experience counts...

est. 1828
bracketts

TO LET
TOWN CENTRE
RETAIL UNIT

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FF NIA APPROX 410ft² [38.0m²]*

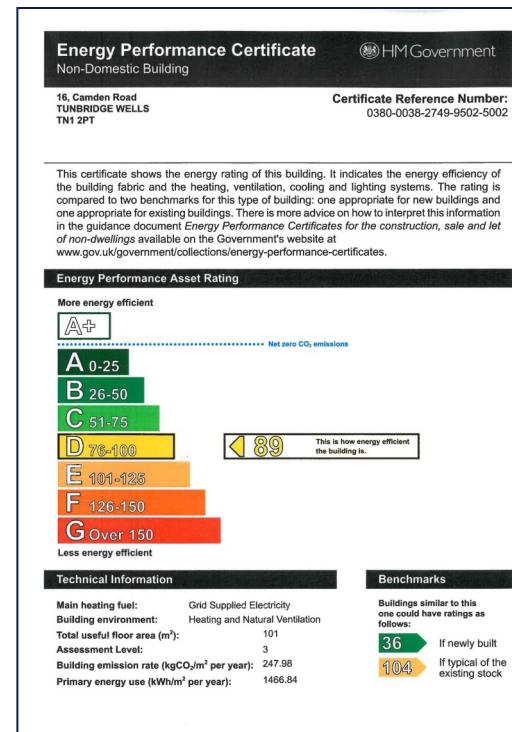
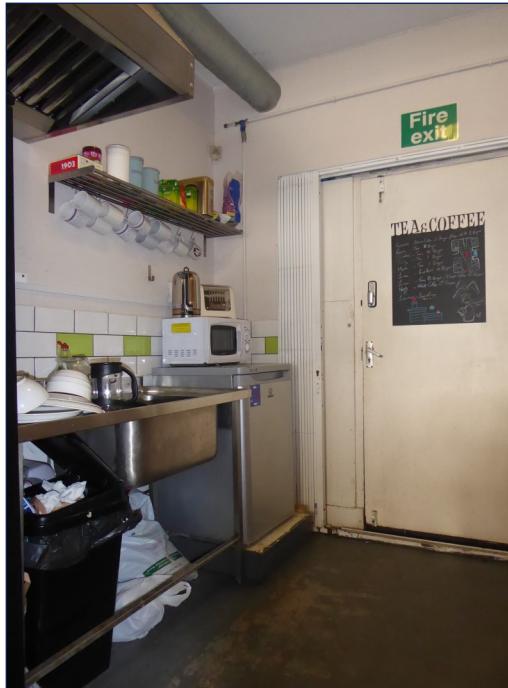
16 CAMDEN ROAD
TUNBRIDGE WELLS
KENT
TNI 2PT



27/29 High Street
Tunbridge Wells
Kent
TNI 1UU

Tel: (01892) 533733 Fax: (01892) 512201
E-mail: tunbridgewells@bracketts.co.uk
www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent
Tel: (01732) 350503



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated on the eastern side of Camden Road and is close to both the prime retail pitch on Calverley Road and 'Central Market' entrance to the Royal Victoria Place Shopping Centre.

DESCRIPTION

Town centre retail premises arranged over ground and first floors.

ACCOMMODATION

Ground Floor:

Retail Sales	Approx. 496ft ² [46.0m ²]
Rear Store	Approx. 23ft ² [2.1m ²]
WC	

First Floor:

Open plan room Approx. 410ft² [38.0m²] *
* including areas with head height below 1.5m

LEASE

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

The provisions of sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the lease.

GUIDE RENT

£16,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

The ingoing Tenant will be required to provide a rental deposit to be held throughout the term.

VAT

We are advised that VAT is applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Shop and Premises" with a Rateable Value of £15,250.

The small business rate multiplier for 2021/2022 is 49.9 pence in the £. Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to pay their own legal costs in connection with the lease.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – darrell@bracketts.co.uk



Subject to contract and receipt of satisfactory references, deposits, guarantees etc.
Rev04/05/21/DB

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

