

\* Preliminary Particulars \*

# TO LET

22 & 24 Camden Road  
TUNBRIDGE WELLS  
TN1 2PT

TWO SELF CONTAINED SHOPS

316 sq ft & 389 sq ft (29.4m<sup>2</sup> & 36.2m<sup>2</sup>)

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## LOCATION

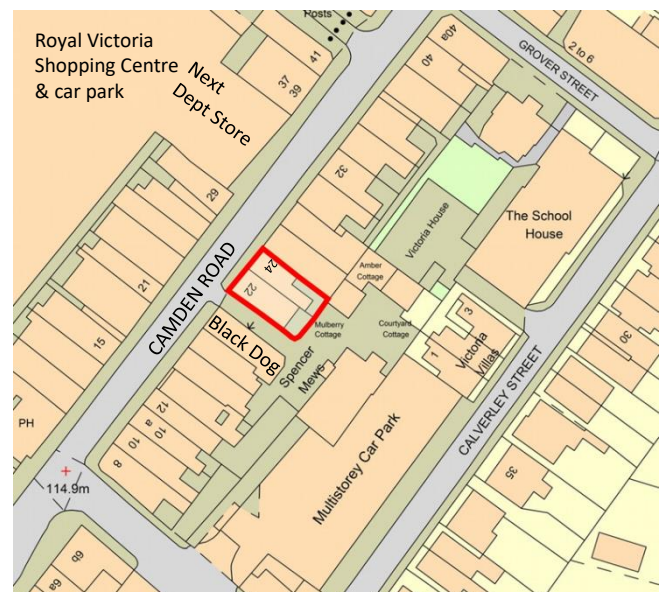
The affluent spa town of Tunbridge Wells is a popular commercial centre that is particularly well known for the wide variety of its specialist and independent retailers. Camden Road is where many of those retailers are to be found.

22 and 24 Camden Road occupy a prominent, central location opposite Next, close to Royal Victoria Place Shopping Centre and multi-storey car park.

## DESCRIPTION

The building is currently undergoing a major refurbishment. On completion, 22 and 24 Camden Road will provide two self-contained shops arranged on ground floor with ancillary staff and storage accommodation to the rear.

The attractive period shop fronts will be refurbished.



## ACCOMMODATION

### 22 Camden Road

Net Frontage	4.99m	16ft 4in
Internal Width	4.94m	16ft 2in
Shop Depth	8.07m	26ft 6in
Ground Floor Sales	36.2m <sup>2</sup>	389ft <sup>2</sup>
Kitchen/ Staff	9.2m <sup>2</sup>	99ft <sup>2</sup>

### 24 Camden Road

Net Frontage	4.00m	13ft 2in
Internal Width	3.90m	12ft 9in
Shop Depth	8.08	26ft 6in
Ground Floor Sales	29.4m <sup>2</sup>	316ft <sup>2</sup>
Kitchenette	6.5m <sup>2</sup>	70ft <sup>2</sup>

## RATES

Rateable Value 2023                      To be reassessed

We expect the rateable value for each individual shop to be below £14,000. Therefore, qualifying small businesses are likely to be entitled to small business rates relief. Interested parties should make their own enquiries of the Valuation Office.

## ENERGY PERFORMANCE CERTIFICATE

New energy performance certificates will be obtained on completion of the refurbishment works.

## LEASES

Each shop is offered to let with a new effectively full repairing and insuring lease for a term by negotiation and subject to periodic rent reviews.

## COMMENCING RENTS

22 Camden Road	£16,000 per annum exclusive of rates and VAT
24 Camden Road	£14,000 per annum exclusive of rates and VAT

## LEGAL COSTS

Each party is to bear their own legal costs.

## VIEWING

By prior appointment with      Adrian Howse      (mob: 07767441947)  
Email [adrian@howseassociates.co.uk](mailto:adrian@howseassociates.co.uk)

The premises are offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties should satisfy themselves as to their accuracy. The Vendors, Lessors, Howse Associates or any person in their employment can make or give no representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of a Value Added Tax to which they may be subject. None of the services have been tested.

