

LOCATION

Tunbridge Wells is one of the most affluent commercial centres in the South-East of England. It is home to many major retailers including Next, Fenwick and Marks and Spencer.

The premises occupy a prominent town centre location on the corner of Camden Road and Kirkdale Road. Camden Road is particularly well known for its numerous independent / specialist retailers and restaurants.

Royal Victoria Place Shopping Centre and multi-storey car park are located nearby.

DESCRIPTION

The premises comprise a shop arranged on ground floor with staff and storage rooms at basement level.

APPROX DIMENSIONS & FLOOR AREAS

Gross frontage	18ft 10in	5.74m
Internal width	17ft 7in	5.36m
Shop Depth	28ft 0in	8.54m
Sales area	428ft ²	39.76m ²
Basement Room 1	369ft ²	19.16m ²
Basement Room 2	62ft ²	5.72m ²

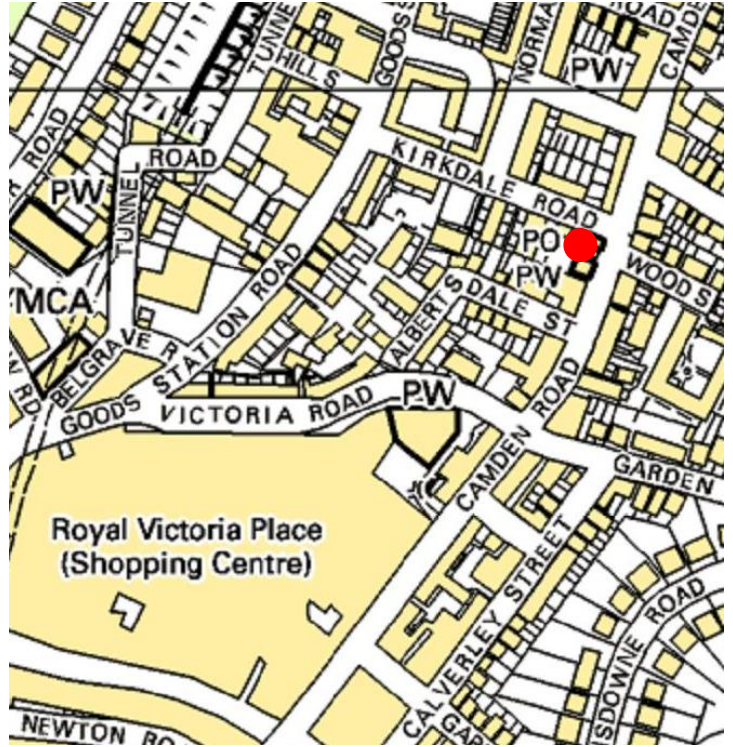
RATES

Rateable Value 2023	£13,000
Small Business Multiplier 2024-25	49.9p

The above information was obtained from the Valuation Office's website. We believe the property should qualify for small business rates relief. Interested parties can obtain further information on the rates payable from Tunbridge Wells Borough Council Rates Department.

ENERGY PERFORMANCE CERTIFICATE

Current Energy Rating - D
This rating is valid until 9th November 2025
Certificate No 9090-7930-0395-0650-4054



TERMS

The property is offered to let with the benefit of a new effectively internal repairing and insuring lease for a term by negotiation subject to three yearly rent reviews.

RENT

£9,000 per annum exclusive of rates and VAT.

LEGAL COSTS

The in-going tenant to be responsible for both parties' reasonable legal costs incurred in the transaction.

VIEWING

By prior appointment through Adrian Howse of
Howse Associates
Tel 01892 775757
Mob 07767 441947
Email adrian@howseassociates.co.uk

This property is 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.



howse
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SHOP TO LET
428 FT² (39.8M²)
WITH BASEMENT
105 CAMDEN ROAD
TUNBRIDGE WELLS
TN1 2QR