



howse
associates
01892 775757

www.howseassociates.co.uk

SHOP / CAFÉ
TO LET
557FT² (51.7M²)
49 CAMDEN ROAD
TUNBRIDGE WELLS
TN1 2QE

LOCATION

Tunbridge Wells is one of the most affluent commercial centres in the South-East. Major retailers include Fenwick, Marks and Spencer. Primark are fitting out their new store in Royal Victoria Place and will open shortly.

The shop occupies an excellent town centre location fronting Camden Road close to Royal Victoria Place and Next department store. Two large multi-storey car parks are located nearby at Meadow Road and Royal Victoria Place. They provide parking for more than 1,750 cars.

DESCRIPTION

A prominent, shop arranged on ground floor and lower ground floor levels. The property currently trades as a café.

APPROX DIMENSIONS & FLOOR AREAS

Net frontage	12ft 2in	3.70m
Internal width	12ft 0in	3.66m
Shop depth (front area)	31ft 2in	9.50m
Sales area (front)	333ft ²	30.96m ²
Sales area (rear)	224ft ²	20.83m ²
Lower ground floor kitchen	133ft ²	12.34m ²
External Store	62ft ²	5.75m ²

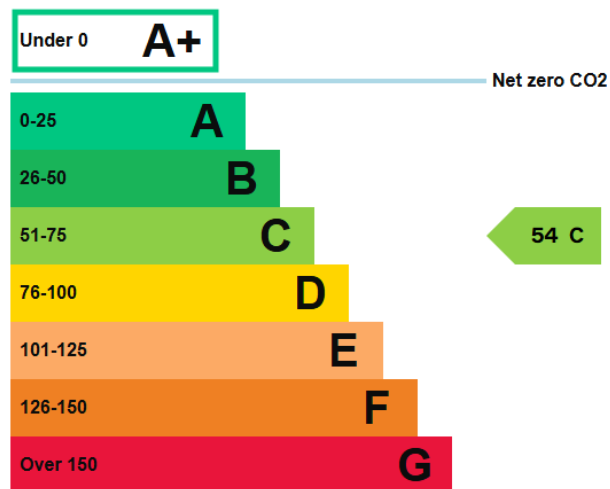
RATES

Rateable Value 2017	£9,800
Small Business Multiplier 2025-26	49.9p

This information is from the Valuation Office website. The property may qualify for small business rates relief. Interested parties should seek further advice on this from Tunbridge Wells Borough Council Rates Department.

ENERGY RATING

This property's energy rating is C.



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

£14,500 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 44`947
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.