



## LOCATION

Tunbridge Wells is one of the most affluent commercial centres in the South-East and is very popular with major retailers including Fenwick, Marks and Spencer and Hoopers.

The shop occupies a near prime town centre location fronting Camden Road opposite 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 very attractive, double fronted shop arranged on ground floor with basement staff and storage accommodation.

## APPROX DIMENSIONS & FLOOR AREAS

Gross Frontage	20ft 11in	6.38m
Net Frontage	18ft 10in	5.74m
Internal width	19ft 8in (max)	6.00m
Shop Depth	41ft 0in	12.50m
Sales area	604 sq ft	56.1 sq m
Kitchenette	26 sq ft	2.4 sq m
Basement Staff/Store	169 sq ft	15.7 sq m

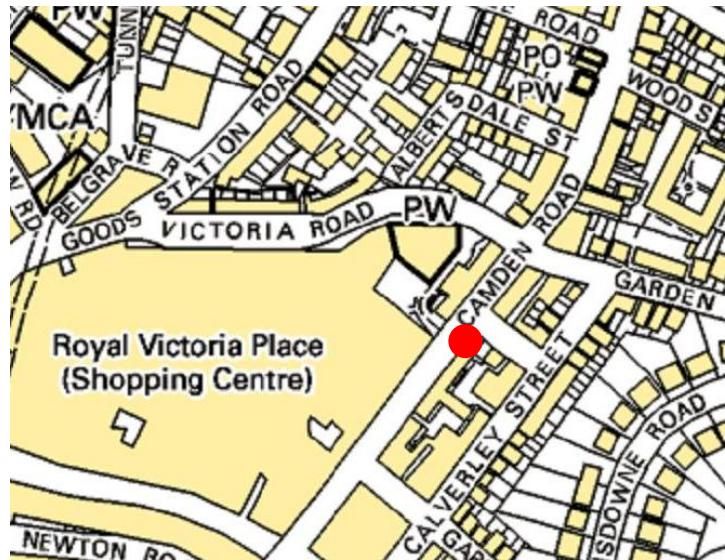
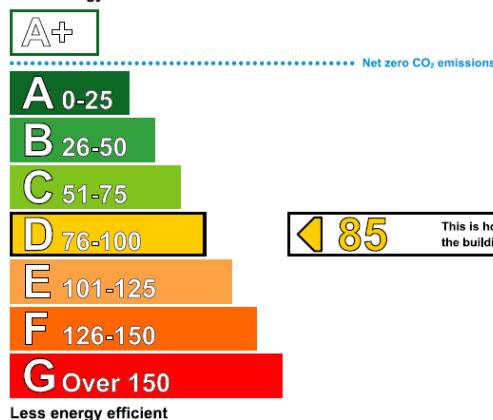
## RATES

Rateable Value April 2026	£16,500
Small Business Multiplier 2026-2027	49.9p

The above figures are taken from the Valuation Office website. Interested parties are advised to contact the Rating Department at Tunbridge Wells Borough Council for further information on rates payable.

## ENERGY PERFORMANCE RATING

More energy efficient



## 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

£18,000 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).

**howse**  
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