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Manic Ceramix

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SHOP TO LET
604 SQ FT (56.1 SQ M)
40 CAMDEN ROAD
TUNBRIDGE WELLS
TN1 2PT

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

85

This is how energy efficient the building is.



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).

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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.