

# TUNBRIDGE WELLS

6B CAMDEN ROAD TN1 2PT



Shop To Let

## LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent spa town, situated c. 35 miles south east of London and 30 miles north east of Brighton. The town is served by excellent bus links to the surrounding areas and Tunbridge Wells train station is only a five minute walk from the subject property, providing a direct service to London Bridge in approximately 50 minutes.

The subject property occupies a prominent trading position on Camden Road on the junction with Monson Road, a short distance from the entrance to the Royal Victoria Shopping Centre which provides the primary shoppers' multi-story car park. Crescent Road Car Park is also nearby and offers 1,085 spaces.

Nearby occupiers include a mix of good quality independent and national operators including **Giggling Squid**, **Next**, **Marks & Spencer**, **West One Bathrooms**, **Magnet Kitchens**, **Millets**, **Card Factory**, **Rituals** and **Cook**.

## ACCOMMODATION

The property is arranged over ground, first, second and basement floors, with the following approximate dimensions and net internal floor area:-

Frontage	8.22 m	27 ft
Depth	11.88 m	39 ft
Ground Floor Sales	66.98 sq m	721 sq ft
First Floor Sales	57.32 sq m	617 sq ft
Basement	76.73 sq m	826 sq ft
WC		
<b>Total</b>	<b>201.03 sq m</b>	<b>2,164 sq ft</b>

## TERMS

The property is available by way of a new, effectively full repairing and insuring lease at a commencing rent of **£35,000 per annum**.

Available subject to vacant possession.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

## RATING ASSESSMENT

Current Rateable Value £26,250

Prospective occupiers should make their own enquiries to verify this information.

## ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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