

Tunbridge Wells – 26/28 Camden Road, Kent TN1 2PT
Virtual Freehold Retail Investment



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PROPERTY CONSULTANTS



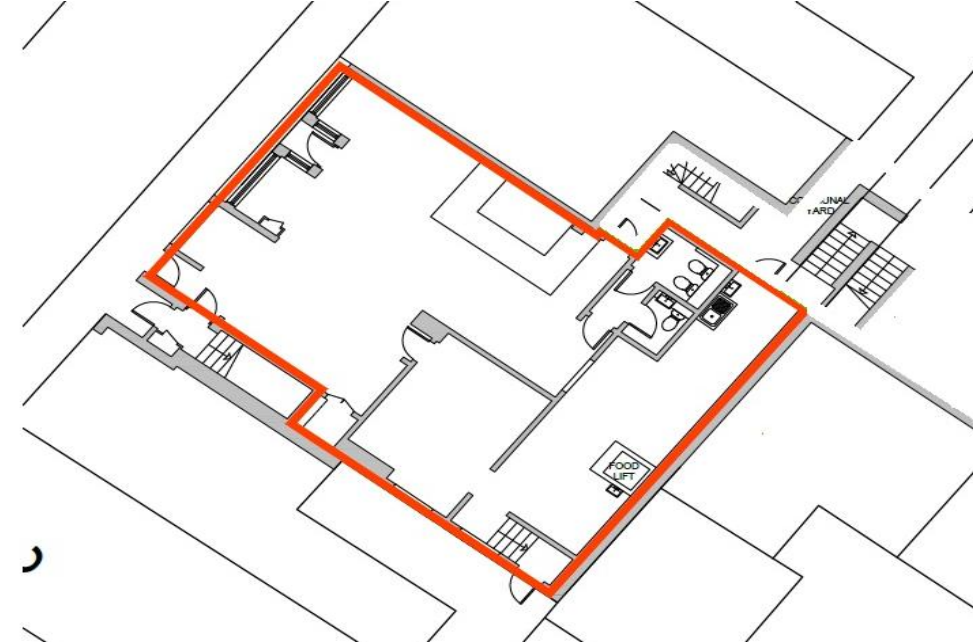
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Investment Consideration:

- Purchase Price: £470,000
- Gross Initial Yield: 8.51%
- Rental Income: £40,000 p.a.
- VAT is applicable to this property. Sale can be treated at TOGC.
- Comprises two retail units let to a single tenant t/a Bakery & Café
- Two car parking spaces are demised to the commercial tenant
- The tenant previously traded from a smaller nearby unit and relocated to the subject premises to accommodate business expansion.
- Tunbridge Wells Railway Station is located approx. 0.4 miles from the property and provides regular rail services to London (Charing Cross)
- The property is situated on prominent position opposite an entrance to Next which forms part of the Royal Victoria Place Shopping Centre.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 26-28 (Ground Floor)	Ground Floor: 130.7 sq m (1,407 sq ft) Open plan seating, kitchen, storage, wc	Halstead Bakery Ltd	15 Years from 18 June 2025	£40,000	Note 1: FRI Note 2: Rent review on 17.06.32 and 17.06.37 open market upward only. Note 3: Tenant option to determine on 17.06.32 and 17.06.37 with min 6 months notice. Note 4: Deposit held of £10,000 + VAT (£12,000)
Total				£40,000	

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Property Description:

Comprises two retail units let to a single tenant and operating as Bakery/Café. Two car parking spaces are demised to the commercial tenant. The units have been newly fitted in 2025 to a high standard and provides the following accommodation and dimensions:

Ground Floor: 130.7 sq m (1,407 sq ft)
Open plan seating, kitchen, storage, wc

Tenancy:

The property is at present let to Halstead Bakery Ltd for a term of 15 years from 18th June 2025 at a current rent of £40,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 17.06.32 and 17.06.37 open market upward only. Tenant option to determine on 17.06.32 and 17.06.37 with min 6 months notice. Deposit held of £10,000 + VAT (£12,000).

Tenure:

Long leasehold. To be held on a 999 Year lease from completion at a ground rent of peppercorn.



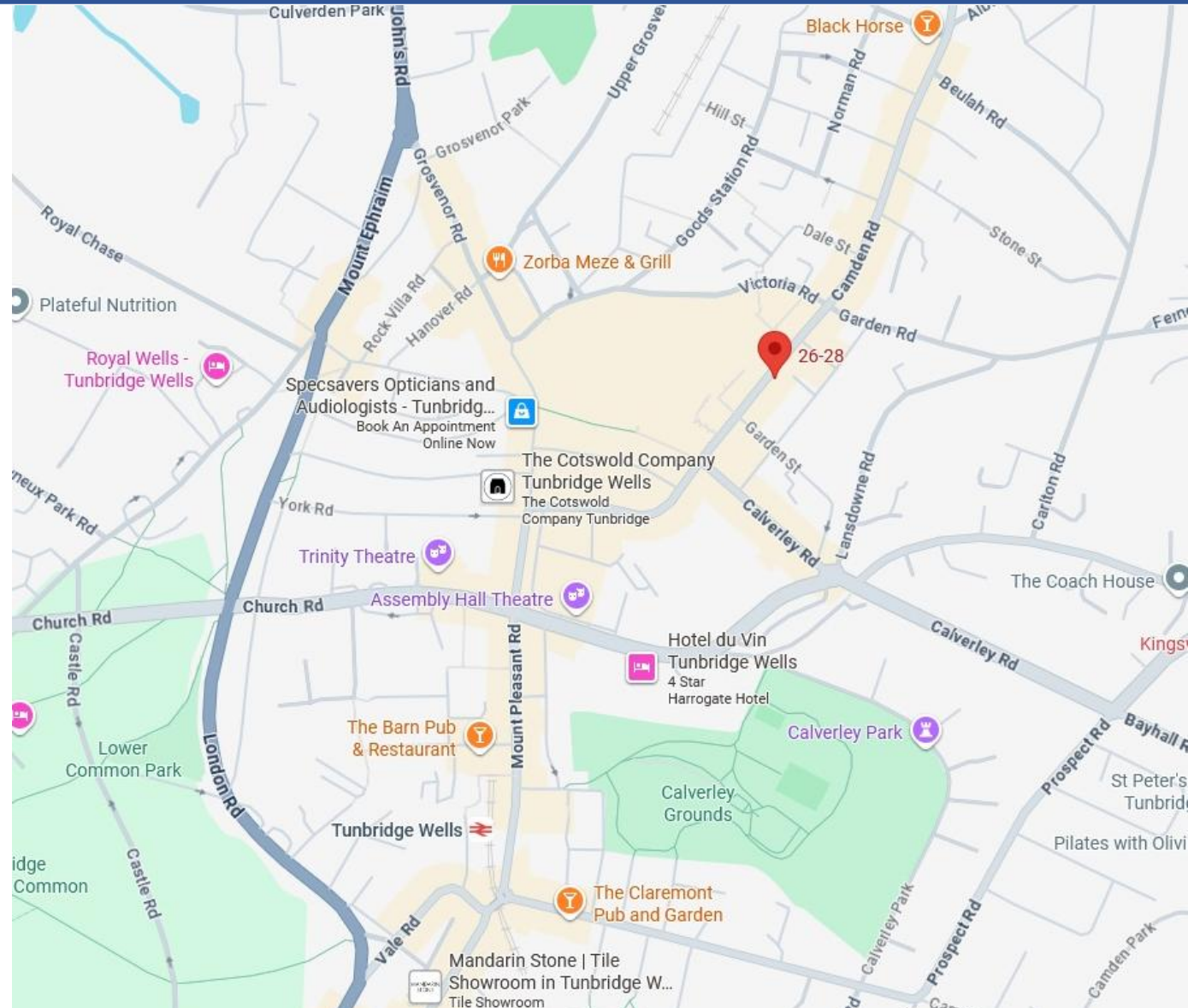
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Location:

Royal Tunbridge Wells is an attractive and prosperous commuter town located in the heart of Kent, approx. 9 miles south of Sevenoaks and 15 miles south-west of Maidstone. The town benefits from excellent road communications, being situated close to the A26 and A21 dual carriageways, which provide direct access to the M25 motorway (11 miles to the north). The M2 and M20 motorways are also easily accessible, giving convenient links to the Channel ports. Tunbridge Wells Railway Station is located approx. 0.4 miles from the property and provides regular rail services to London (Charing Cross). The property is situated in the town centre on the east side of Camden Road, which runs north from the pedestrianised Calverley Road. The property occupies a prominent position opposite an entrance to Next which forms part of the Royal Victoria Place Shopping Centre. The centre is anchored by Fenwick and includes national retailers such as Pandora, Oliver Bonas, L'Occitane, Hotel Chocolat, HMV, Holland & Barrett, Hobbs, JD Sports, French Connection and Marks & Spencer, among others.



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Contacts:

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