

TO LET

good news for landlords and tenants

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TO LET - Small Town Centre Premises
NIA Approx. 372ft²[34.5m²]
80 Camden Road, Tunbridge Wells, Kent TN1 2QP

When experience counts...

est. 1828
bracketts

TO LET

TOWN CENTRE RETAIL UNIT

TOTAL NIA APPROX. 372FT² [34.5M²]

**80 CAMDEN ROAD
TUNBRIDGE WELLS**

KENT

TNI 2QP



27/29 High Street
Tunbridge Wells
Kent

TNI 1UU

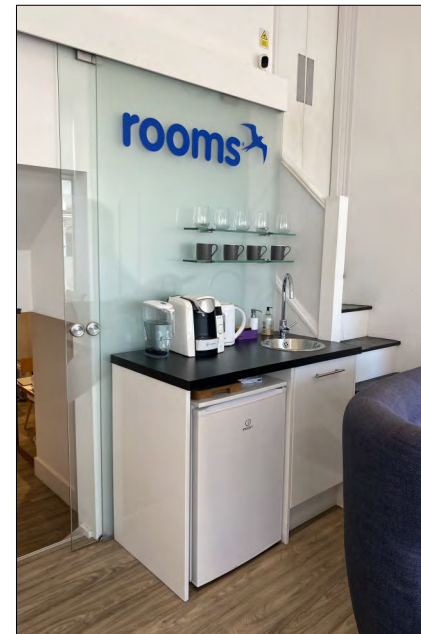
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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



AWAITING EPC

LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a mainline station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated on the eastern side of Camden Road, one of the town's principal commercial thoroughfares. Camden Road is home to a diverse mix of independent retailers, cafés, restaurants and businesses. The property is within easy walking distance of the prime retailing on Calverley Road and the Royal Victoria Place Shopping Centre.

DESCRIPTION

Town centre retail premises arranged over ground, lower ground and first floors.

The property provides flexible accommodation suitable for a variety of occupiers within Use Class E, subject to securing any necessary planning or other statutory consents.

ACCOMMODATION

Ground Floor:

Main Sales/Office NIA Approx. 249ft² [23.1m²]

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Lower Ground Floor:

Sales/Stores NIA Approx 100ft² [9.2m²]
Stores NIA Approx. 13ft² [1.2m²]

First Floor:

Plinth/Stores NIA Approx. 10ft² [0.9m²]
WC

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the lease.

GUIDE RENT

£9,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

The rent is exclusive of business rates, buildings insurance, service charge, utilities, telecoms, VAT and any other occupancy costs.

RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit to be held throughout the term.

VAT

Payable if applicable - we are advised that the Landlord does not currently charge VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as “Shop and Premises” and has a Rateable Value of £8,500. The Small Business Rate multiplier for 2026/2027 is 43.2 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to pay their own legal costs in connection with the lease.

VIEWING

Strictly by prior appointment with the sole agent:
Bracketts
Darrell Barber MRICS
M: 07739 535468
E: darrell@bracketts.co.uk



SUBJECT TO CONTRACT, RECEIPT OF SATISFACTORY REFERENCES DEPOSIT & COMPLETION OF ANTI-MONEY LAUDERING DUE DILIGENCE.



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