



TO LET - ROYAL TUNBRIDGE WELLS  
Prime Retail / Leisure Units  
Calverley House, Calverley Road, Tunbridge Wells, Kent

When experience counts... **bracketts** est. 1828



## 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 main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated within the heart of the town's principal retail area, on the corner of Calverley Road and Camden Road, directly opposite Royal Victoria Place shopping centre, the principal shopping centre with roughly 306,000 sq ft of covered retail accommodation. The shopping centre extends the pedestrianised section of Calverley Road and is bordered by Camden Road to the east and Victoria Road to the north.

### UNITS

53a Calverley Road  
53b Calverley Road  
4 Camden Road  
Basement at 55a Calverley Road

### LEASE

The units are available by way of new effective full repairing and insuring leases for terms to be agreed

### VAT

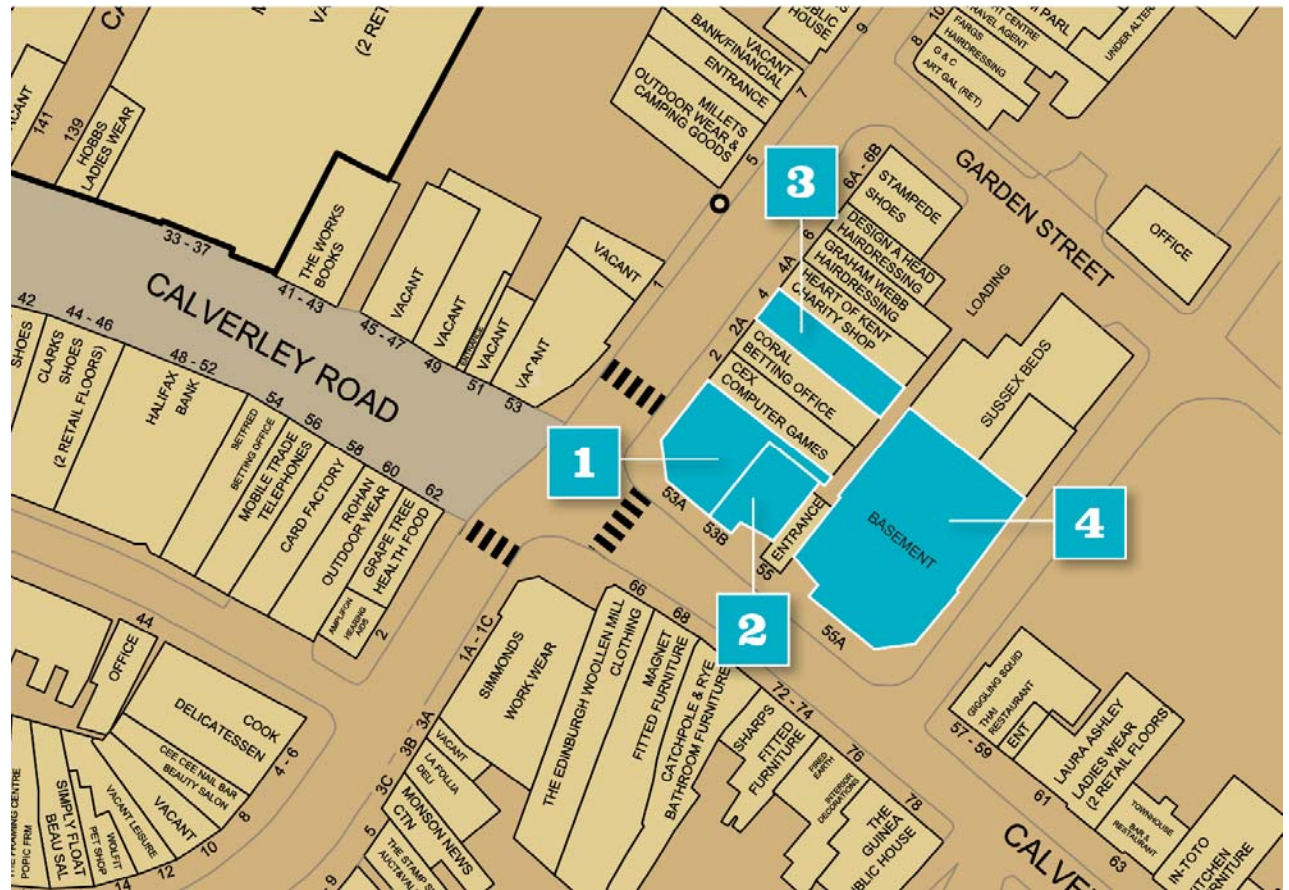
Payable if applicable

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction







## VIEWING

Strictly by prior appointment through the Joint Sole Agents Bracketts

Contact Darrell Barber MRICS

Or via our Joint Agents May & Company 0203 3503 0635

Subject to Contract

est. 1828  
**bracketts**  
 CHARTERED SURVEYORS  
**01892 533733**  
 27-29 High Street, Tunbridge Wells, Kent TN1 1UU  
 — bracketts.co.uk —

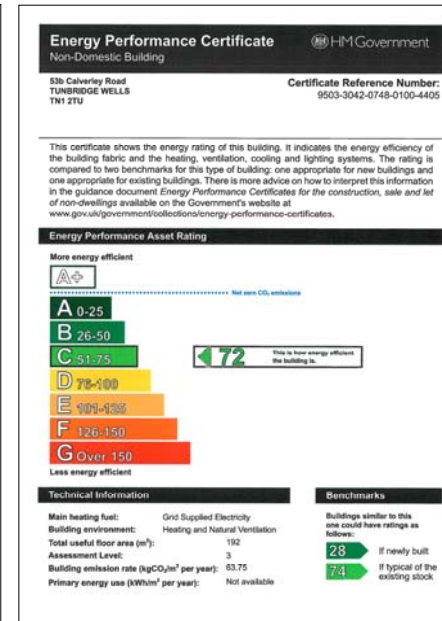
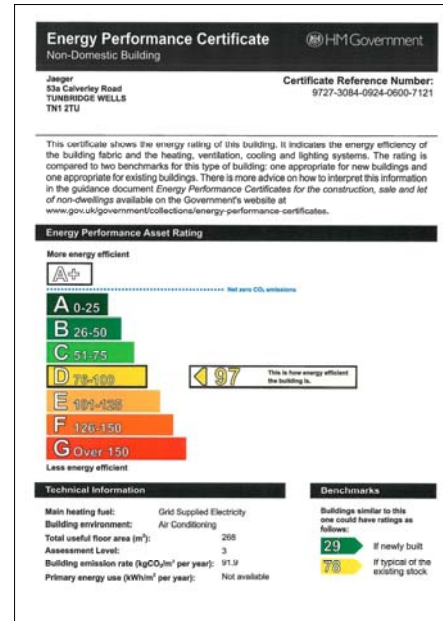
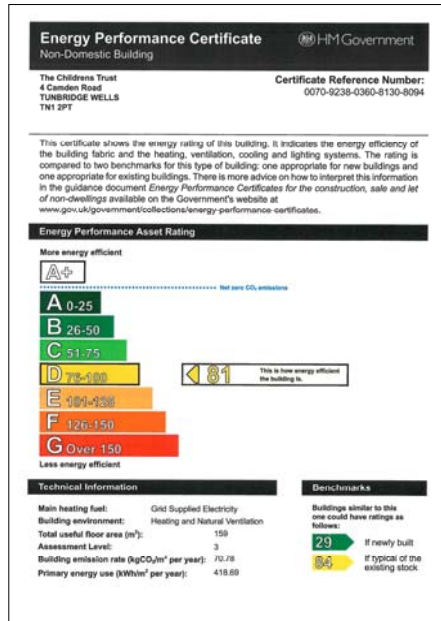
**MAY & COMPANY**  
 RETAIL & LEISURE SPECIALISTS

Note - Floor areas provided by Joint Agent  
 06.11.20.DB

### 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.

THE PROPERTY	APPROXIMATE INTERNAL AREA	QUOTING RENT	SERVICE CHARGE	BUSINESS RATES
<b>53A CALVERLEY ROAD</b> Tunbridge Wells, TN1 2TU Comprises a large ground floor retail unit with prime return frontage and basement.	Ground floor: 1,466 sq ft (136 sq m) Basement: 1,495 sq ft (138.8 sq m) <b>TOTAL: 2,961 sq ft (274.8 sq m)</b>	£55,000 per annum exclusive.	£1.20 per sq ft. (subject to reconciliation)	Rateable Value £86,000
<b>53B CALVERLEY ROAD</b> Tunbridge Wells, TN1 2TU Comprises a double fronted ground floor and Basement retail unit.	Ground floor: 880 sq ft (82 sq m) Basement: 1,017 sq ft (94.4 sq m) <b>TOTAL: 1,897 sq ft (176.4 sq m)</b>	£30,000 per annum exclusive.	£1.20 per sq ft. (subject to reconciliation)	Rateable Value £51,000
<b>4 CAMDEN ROAD</b> Tunbridge Wells, TN1 2PT Comprises a ground floor retail unit over ground and basement.	Ground floor: 860 sq ft (79.8 sq m) Basement: 768 sq ft (71.3 sq m) <b>TOTAL: 1,625 sq ft (151.1 sq m)</b>	£30,000 per annum exclusive.	£1.20 per sq ft. (subject to reconciliation)	Rateable Value £29,500
<b>BASEMENT below 55A CALVERLEY ROAD</b> Tunbridge Wells, TN1 2TU Brand new lease direct from the landlord. May suit a basement bar, gym or other leisure use, subject to planning.	<b>TOTAL: 5,500 sq ft</b>	£30,000 per annum exclusive.	£1.20 per sq ft. (subject to reconciliation)	The property will need to be assessed for rates pending works.



**AWAITING  
EPC**