



TO LET - Town Centre Retail Unit
GF Approx. 418ft²[38.8m²] LGF Approx. 471ft²[43.7m²]
10A Camden Road, Tunbridge Wells, Kent TN1 2PT

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

TO LET

TOWN CENTRE RETAIL UNIT

**GF APPROX. 418FT² [38.8M²]
LGF APPROX. 471FT² [43.7M²]**

**10A CAMDEN ROAD
TUNBRIDGE WELLS
KENT
TNI 2PT**



27/29 High Street
Tunbridge Wells
Kent
TNI 1UU

Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

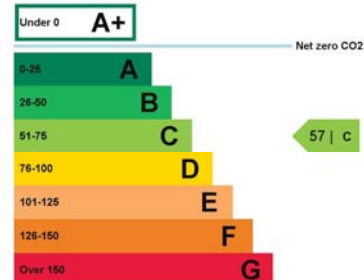
Tel: (01732) 350503

Energy performance certificate (EPC)



Property type
A1/A2 Retail and Financial/Professional services

Total floor area
100 square metres



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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 and is close to both the prime retail pitch on Calverley Road and the "Central Market" entrance to Royal Victoria Place Shopping Centre.

DESCRIPTION

Town centre retail premises arranged over ground and lower ground floors. The property may suit various uses within Use Class E – subject to planning if required.

ACCOMMODATION

Ground Floor:

Retail Sales	Approx. 361ft ² [33.5m ²]
Rear Staff	Approx. 57ft ² [5.2m ²]

Lower Ground Floor:

Stores	Approx. 471ft ² [43.7m ²]
WC	

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.

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

£16,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

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

VAT

We are advised VAT is applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Shop and Premises" and has a Rateable Value of £14,250.

The Small Business Rate multiplier for 2020/2021 is 49.9 pence in the £.

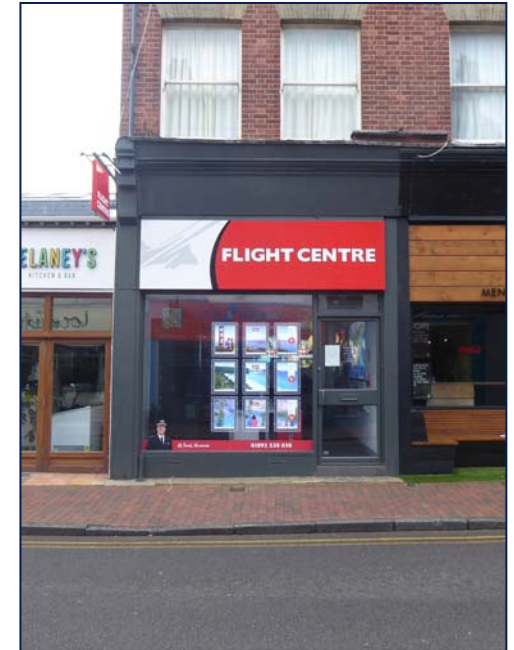
Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733.** Contact: Darrell Barber MRICS – darrell@bracketts.co.uk



Subject to contract, vacant possession and receipt of satisfactory references, deposits, guarantors, etc.

Rev23/11/20/DB

