

FOR SALE



FOR SALE - Freehold Town Centre Premises with Ground Leasehold Maisonette Above
GF & LGF NIA Approx. 1,287ft² [119.5m²]
15 Camden Road, Tunbridge Wells, Kent TN1 2PS

When experience counts...

est. 1828
bracketts

FOR SALE
FREEHOLD TOWN CENTRE
PREMISES

GF APPROX. 655FT² [60.0M²]
LGF APPROX. 632FT² [58.7M²]
WITH GROUND LEASEHOLD
MAISONETTE ABOVE
GUIDE PRICE £235,000

15 CAMDEN ROAD
TUNBRIDGE WELLS
KENT
TNI 2PS



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Kent
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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent
Tel: (01732) 350503



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.

The property enjoys a prominent trading position on the western side of Camden Road just a few metres from both Ely Court / The Royal Victoria Place Shopping Centre and the rear entrance to NEXT. Camden road is an established retail area favoured by local and specialist retailers.

DESCRIPTION

Mid terrace town centre property arranged over ground and lower ground floors with a ground leasehold maisonette on the first and second floors.

ACCOMMODATION

Ground Floor:

Main Sales NIA Approx. 497ft² [46.1m²]
Rear Sales NIA Approx. 158ft² [14.6m²]

Lower Ground Floor:

Staff / Office / Stores*
NIA Approx. 632ft² [58.7m²]

*Including walk-in chiller
External WC to rear.

Total NIA Approx. 1,287ft² [119.5m²]

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.

Maisonette:

Not inspected or measured

TENURE

Freehold [Title K914514] with vacant possession of the retail premises subject to ground lease of the residential accommodation above. The maisonette is let for a term of 189 years from 1st April 1986 at a ground rent of one peppercorn per annum.

GUIDE PRICE

£235,000 [TWO HUNDRED AND THIRTY FIVE THOUSAND POUNDS]

VAT

We are advised that the sale price will not attract VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as Shop and Premises and has a Rateable Value of £10,250.

The small business non-domestic rating multiplier for 2025 / 2026 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 be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent:
Bracketts Tel: 01892 533733
Darrell Barber MRICS
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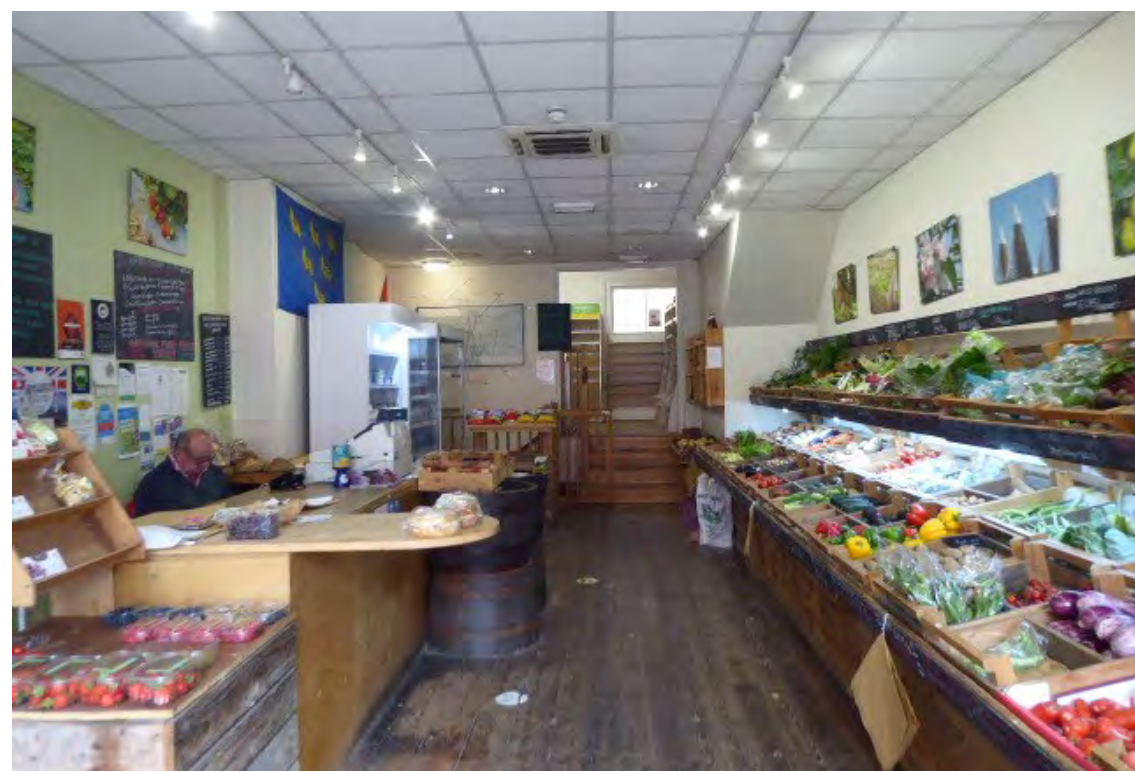
Commercial



Residential

SUBJECT TO CONTRACT, VACANT POSSESSION OF THE
COMMERCIAL ELEMENTS AND PROOF OF FUNDS

09.09.25/DB





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