

TO LET  
(BY ASSIGNMENT)



TO LET - Town Centre Premises  
Unit 7, 52-54 Camden Road, Tunbridge Wells, Kent TN1 2QD  
NIA GF Approx. 559ft<sup>2</sup> [51.9m<sup>2</sup>]

When experience counts...

est. 1828  
**bracketts**

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## **TOWN CENTRE PREMISES**

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**UNIT 7**

**52-54 CAMDEN ROAD**

**TUNBRIDGE WELLS**

**KENT**

**TNI 2QD**



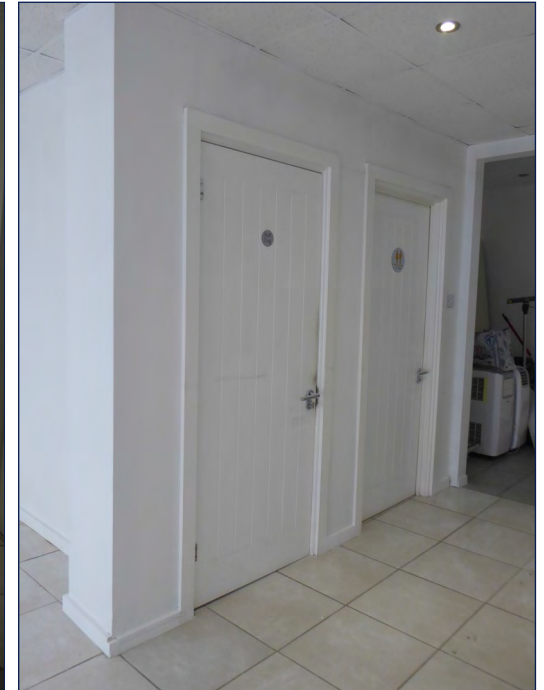
27/29 High Street  
Tunbridge Wells  
Kent  
TNI 1UU

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

E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

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



Energy performance certificate (EPC)		
100-100 52-54 Camden Road TUNBRIDGE WELLS TN1 2QD	Energy rating <b>B</b>	Valid until: 16 December 2033 Certificate number: <b>YHS6-S193-LNLS-023A-988A</b>
Property type	Retail/Financial and Professional Services	
Total floor area	55 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is B.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built: <b>4 A</b>		
If typical of the existing stock: <b>16 A</b>		



## 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 on the eastern side of Camden Road close to the Camden Centre and the 'Central Market' entrance to the Royal Victoria Place Shopping Centre.

## DESCRIPTION

Town centre premises.

## ACCOMMODATION

Ground Floor:

Retail Sales	Approx. 537ft <sup>2</sup> [49.8m <sup>2</sup> ]
Teapoint	Approx. 22ft <sup>2</sup> [2.0m <sup>2</sup> ]
WC	

## TRANSACTION

The premises are available by way of an assignment of the existing lease.

The premises are held by way of a renewal lease dated 1 November 2017 for a term expiring 26 July 2027 at a passing rent of £13,000 per annum exclusive. The rent is payable quarterly in advance on the usual quarter days. A copy of the prior lease and renewal lease are available upon request.

The Landlord operates a service charge for common and shared items and services. Further information available upon request.

Any proposed Assignee will be required to provide references, a rental deposit and guarantor.

## VAT

We are advised that VAT is applicable.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Shop and Premises" with a Rateable Value of £10,750.

The small business rate 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 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

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



**Subject to contract, Landlord consent, planning (if required) and receipt of satisfactory references, deposits, guarantees etc.**

**12.03.25/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.

