

**FOR SALE
FREEHOLD**



FOR SALE - Freehold Town Centre Property
NIA Approx. 1,173 ft² [109M²]
61-63 Camden Road, Tunbridge Wells, Kent TN1 2QE

When experience counts...

est. 1828
bracketts

**FOR SALE
FREEHOLD**

**TWO STOREY TOWN CENTRE
RETAIL PROPERTY**

NIA APPROX. 1,173 FT² [109M²]

GUIDE PRICE £325,000

**61-63 CAMDEN ROAD
TUNBRIDGE WELLS
KENT
TN1 2QE**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)	
61-63 Camden Road TUNBRIDGE WELLS TN1 2QE PH1 004	Energy rating: E Valid until: 18 October 2014 Certificate number: 1001-1000-1040-1-107-1044
Property type	Offices and Workshop/Businesses
Total floor area	134 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.	
Energy rating and score This property's energy rating is E. The better the rating and score, the lower your property's carbon emissions are likely to be.	
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.	
How this property compares to others Properties similar to this one could have ratings: If newly built: A+ If typical of the existing stock: D	

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 town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 Motorway and has a frequent train service to the Capital (journey time of approximately 60 minutes).

The property is situated on the western side of Camden Road, close to its intersection with Victoria Road and Garden Road, on the town centre side of the traffic lights.

Camden Road is an established secondary/tertiary retail pitch favoured by local and independent retailers.

DESCRIPTION

A two storey semi-detached property arranged over ground and first floors.

The ground floor comprises main sales area (incorporating a lift) and commercial style kitchen the rear. The first floor provides three rooms and an accessible WC.

ACCOMMODATION

Ground Floor:

Retail sales	NIA Approx. 561ft ² [52.1m ²]
Lift	NIA Approx. 25ft ² [2.3m ²]
Kitchen	NIA Approx. 139ft ² [12.9m ²]

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

External Shed NIA Approx. 44ft² [4.0m²]

First Floor:

3 Rooms Totalling NIA Approx. 404ft² [37.5m²]
WC
Lift

Total NIA Approx. 1,173ft²[109m²]

TENURE

Freehold [Title K841899] with vacant possession.

GUIDE PRICE

£325,000 (THREE HUNDRED AND TWENTY FIVE THOUSAND POUNDS)

We are advised that the sale price will attract VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the premises are currently listed as a Shop and Premises with a Rateable Value of £8,200.

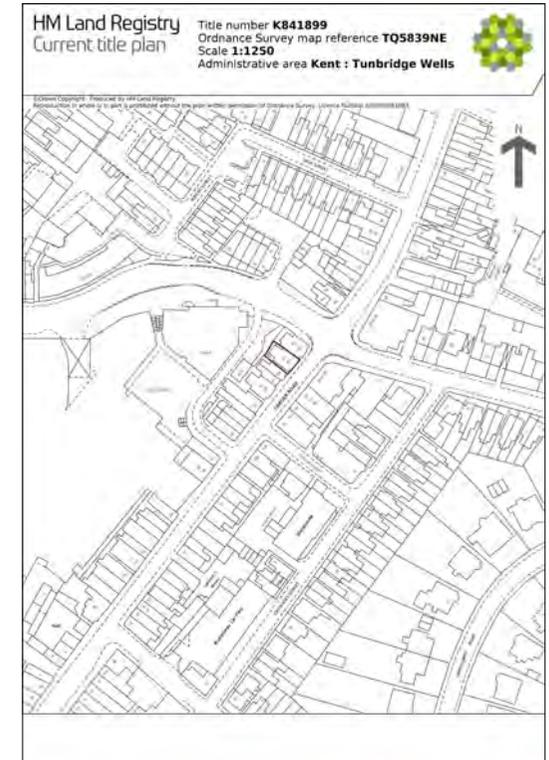
The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £. Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

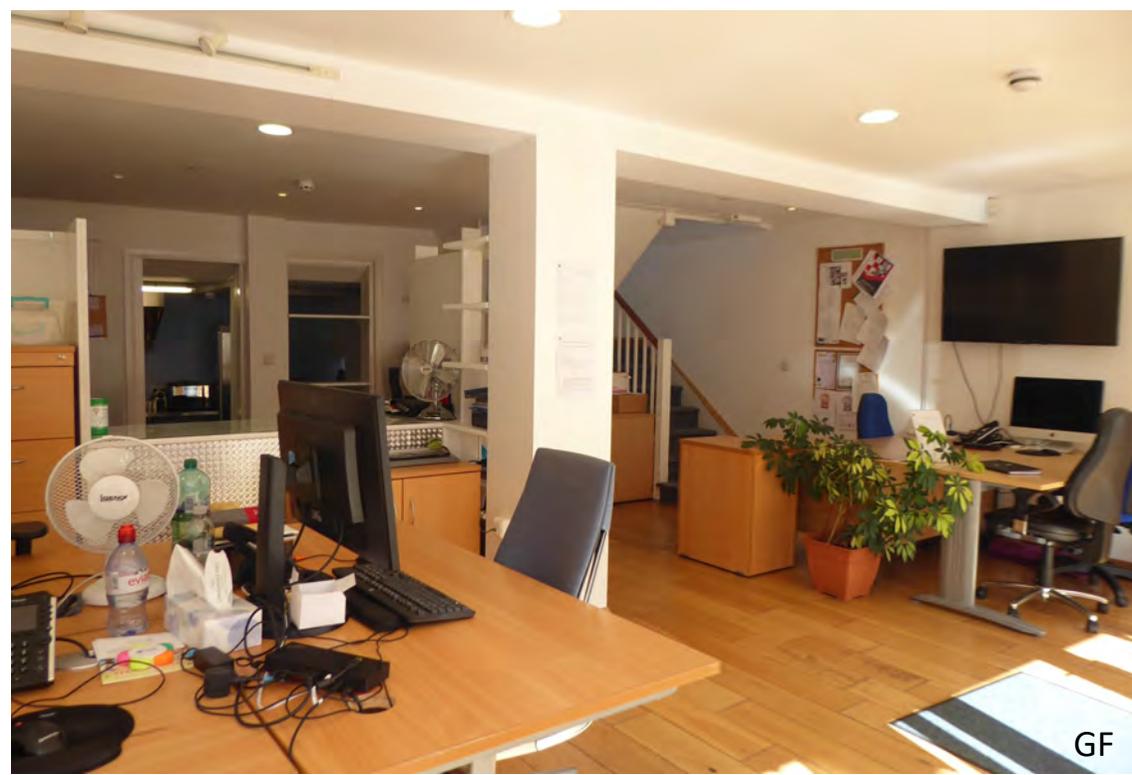
Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**
Darrell Barber MRICS
M: 07739 535468
E: darrell@bracketts.co.uk



SUBJECT TO CONTRACT, VACANT POSSESSION AND PROOF OF FUNDS. 16.10.25/DB

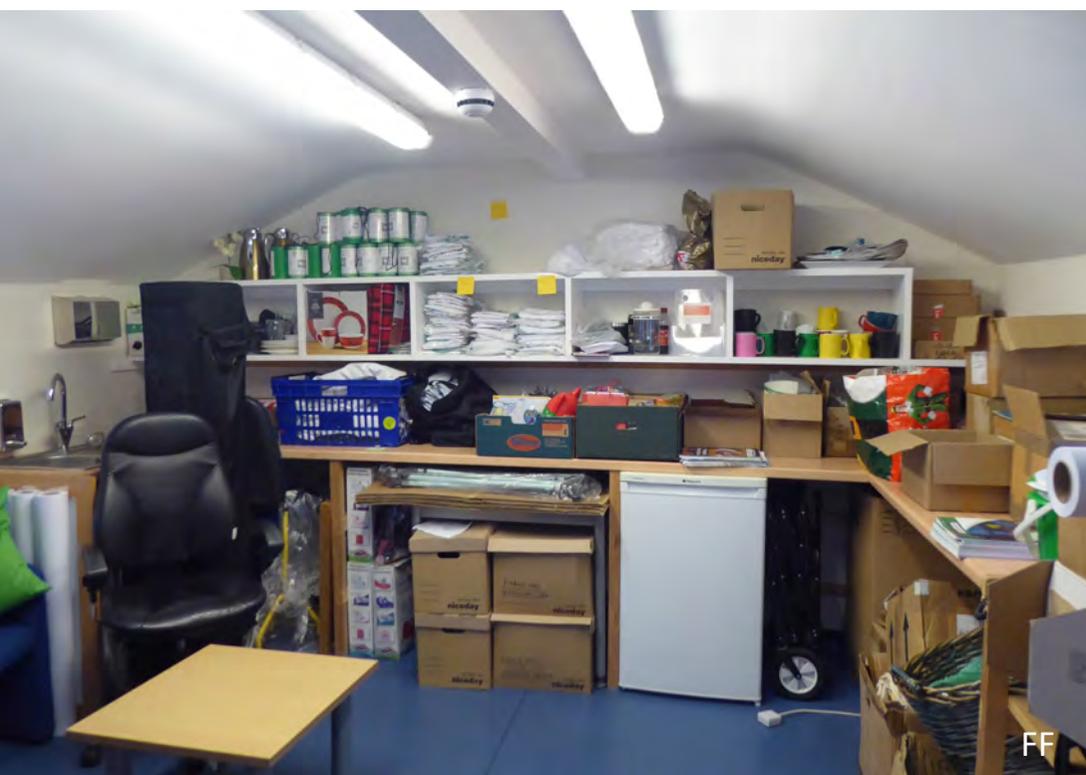




GF



FF



FF



FF



Red shading indicative only