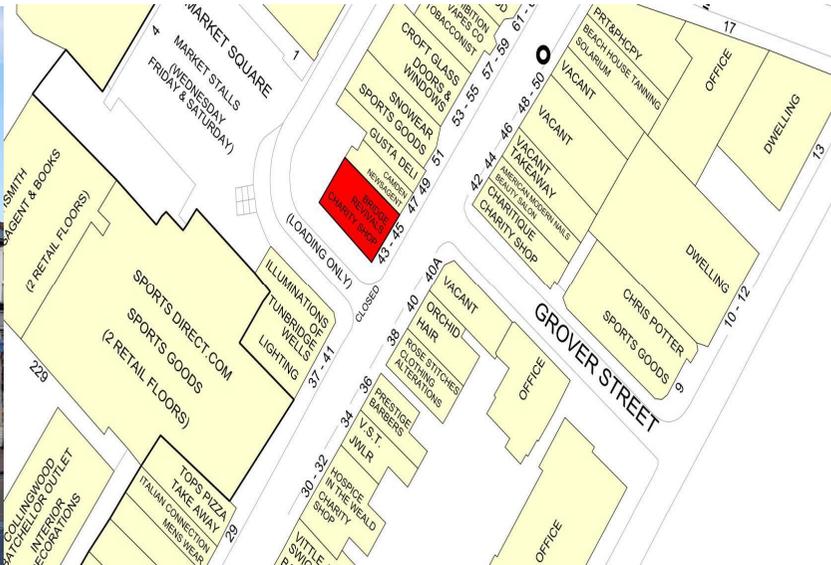


durlings

chartered surveyors
and property consultants

43-45 Camden Road • Tunbridge Wells • Kent • TN1 2QE
Retail Unit – To Let



chartered surveyors
and property consultants

COMMERCIAL

Location

Camden Road is a retail district leading directly to the centre of town and past the Royal Victoria Place Shopping Centre. The property is close to the entrance to Next. The area is dominated by independent specialist retailers.

Description

The property comprises a vacated lock up retail shop, which was formerly two units and is now arranged over an open plan ground floor sales area and two separate integral stairs leading to both lower ground floor areas.

Floor Areas

Retail Area –	732 sq ft (67.95 sq m)
Kitchen –	81 sq ft (7.56 sq m)
Basement (43) -	263 sq ft (24.47 sq m)
Basement (45) -	287 sq ft (26.7 sq m)
Total area -	1365 sq ft (126.68 sq m)

Lease Terms

Term – A full repairing and insuring lease from 13th May 2015, for a period of 6 years and thus will expire on 12th May 2021.

Rent - **£18,000** per annum exclusive of all other outgoings, paid monthly in advance. The rent is subject to VAT.

Use – A1.

Rent Reviews – The next review is due 13th May 2018.

Repairs – To keep the premises in good and substantial repair.

Terms

The lease is available by way of an assignment at nil premium.

Business Rates

Rateable Value is £23,250.

Viewing Arrangements

Strictly by appointment.

Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (ii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iii) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (iv) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Details prepared – 22nd December 2017

Contact Josh Olney
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