



chartered surveyors
and property consultants



117 Camden Road • Tunbridge Wells • Kent • TN1 2QY
Shop & two bedroom maisonette – For Sale or To Let



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and property consultants**

COMMERCIAL

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Disclaimer - See website - www.durlings.co.uk

Location

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

Description

The property comprises a lock up retail shop arranged over an open plan ground floor sales area and integral stairs leading to a lower ground floor living area, stores and bathroom / wc. There is also a self-contained 2 bedroom maisonette arranged over 1st & 2nd floors, accessed from the rear garden by a metal staircase.

There is a small rear garden area and pedestrianised access from the rear out to Kirkdale Road.

It is considered there is potential to create a self-contained garden studio flat, and also to convert the loft space to make a large maisonette – all subject to obtaining the necessary consents.

Floor Areas

Ground –	26.31 sq m (283 sq ft)
Lower Ground –	21.75 sq m (234 sq ft)
Sub Total –	48.06 sq m (517 sq ft)
1st floor -	Living Room – 4.29 x 3.73 m (172 sq ft)
	Bathroom / WC – 2.80 x 1.50 m (45 sq ft)
	Kitchen - - 2.80 x 2.26 m (68 sq ft)
2nd floor -	Bedroom 1 – 4.27 x 3.80 m (174 sq ft)
	Bedroom 2 – 3.91 x 2.78 m (117 sq ft)
Sub Total -	53.51 sq m (576 sq ft)

Guide Price

£250,000, with vacant possession

Lease Terms

A new lease on the whole building may be considered, for a minimum 3 year period.

Guide Rent

£14,750 pax

Business Rates

To be assessed.

Viewing Arrangements

Strictly by appointment, and accompanied.

