



chartered surveyors  
and property consultants

117 · Camden Road Studio



117 Camden Road • Tunbridge Wells • Kent • TN1 2QY  
**Lock Up Retail Unit – To Let**



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COMMERCIAL

## 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 vacant lock up retail shop arranged over an open plan ground floor sales area, with a separate kitchen/store and WC.

## Floor Areas

Retail area – 24.63 sq m (265 sq ft)  
Kitchen/store – 3.97 sq m (43 sq ft)  
Total - **28.6 sq m (308 sq ft)**

## Lease Terms

A new lease by arrangement.

## Guide Rent

£6,950 pax

## Business Rates

To be assessed.

## Viewing Arrangements

Strictly by appointment, and accompanied.

## 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;
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- (v) 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- 16<sup>th</sup> January 2018

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