



chartered surveyors  
and property consultants



42 Camden Road • Tunbridge Wells • Kent TN1 2QD

**Shop - To Let - 884 sq ft** (82.13 sq m)



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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 property is close to the entrance to Next. The area is dominated by independent specialist retailers.

### Description

The property comprise a ground floor lock up retail unit with a return frontage along Grover Street. There is an open plan retail area, with a rear stock area, and a WC.

### Tenure

Leasehold

### Rent

£16,000 + VAT per annum, exclusive of all other outgoings.

### Terms

A new lease by arrangement

### Business Rates

Rateable value of £13,500

### Service Charge

On application

### Viewing Arrangements

By appointment.

### Subject to references & a rent deposit

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;
- (ii) 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.
- (iii) 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.
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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: - 07.06.19

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