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37-41 Camden Road • Tunbridge Wells • Kent TN1 2PS

Retail / Showroom Premises - To Let - 2562 sq ft

## Location

Camden Road is a retail district leading directly to the centre of town and past the Royal Victoria Place Shopping Centre. This property adjoins Next and has a return frontage into Market Square where there is a Pure Gym. Multi-storey parking is available beyond Camden Square.

## Description

The property comprises a double fronted showroom, over ground and basement floors, linked with an integral staircase. Although the basement is predominately a showroom, there is also storage and staff areas, including ladies and gents' WCs.

Consideration will be given to leasing no.37 (left hand side) separately.

## Floor Areas

Ground – Retail -	1346 sq ft (125 sq m)
Basement - Retail -	841 sq ft (78 sq m)
Basement - Ancillary -	375 sq ft (35 sq m)
Total area -	<b>2562 sq ft (238 sq m)</b>

## Guide Rent

£50,000 per annum exclusive of all other outgoings.

## Lease Terms

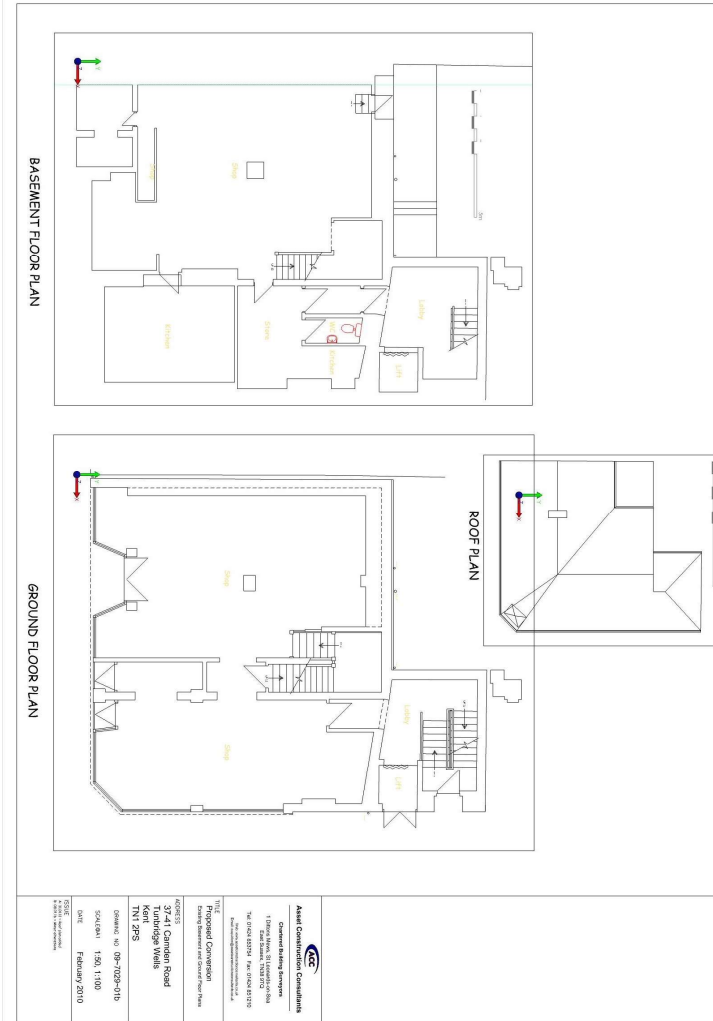
A new lease on full repairing and insuring terms is available.

## Business Rates

Rateable Value is £34,500 – for the whole.

## Viewing Arrangements

Strictly by appointment and accompanied.



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