



chartered surveyors  
and property consultants



46 Camden Road • Tunbridge Wells • Kent TN1 2QD

Shop - To Let - 677 sq ft (62.86 sq m)





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### Location

Camden Road is a retail street in the centre of Tunbridge Wells which provides pedestrian access into the Royal Victoria Place Shopping Centre. This property is located close by to one of its entrances, which easy access to the multi storey car parks. Next is nearby and the newly launched Central Market food and drink hall, both of which open directly into the shopping centre. Camden Road is dominated by independent specialist retailers, coffee shops and restaurants.

### Description

The property comprises a ground floor lock up retail unit, previously operated as a café. There are communal ladies and gents WC facilities located in the rear service passage, which serves all the units in this parade.

We have been unable to measure the property at this stage. We understand the total sales area is **677 sq ft** (62.86 sq m) – source: - VOA – interested parties are advised to check these areas directly on site.

### Tenure

Leasehold

### Rent / Price

**£10,950 + VAT** per annum, exclusive of all other outgoings.

### Terms

A new lease by arrangement

### Business Rates

Rateable value of £12,000.  
Small Business Rates Relief will apply.

### Service Charge

On application

### Viewing Arrangements

By appointment

**Subject to References and a Rent Deposit**

### 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;
- (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.
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- (iv) 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.
- (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: - 01.05.20

## COMMERCIAL

Contact Rupert Farrant  
or Julie Chalmers on

**01892 552 500**

[rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)  
[julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)  
[www.durlings.co.uk](http://www.durlings.co.uk)

22 Mount Ephraim Road, Tunbridge Wells, Kent  
TN1 1ED



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