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40a • Camden Road • Tunbridge Wells • Kent • TN1 2PT

**Retail / Health & Fitness Building - For Sale - 2066 sq ft (191.90 sq m)**

# COMMERCIAL

## Location

This property is in a town centre position, opposite The Royal Victoria Place Shopping Mall in an area known as "The Camden Quarter," which includes a wide range of independent retailers, restaurants, and bars, yet just a short walk away from the main 'high street' shopping areas of town.

Tunbridge Wells main line train station is a 10-minute walk (0.4 miles). There is easy access to public parking the closest being the multi storeys in Royal Victoria Place and Crescent Road.

## Description

A distinctive corner building with floor ceiling glazed elevations currently operated as a spin, yoga, pilates and fitness studio.

The property has been subject to a comprehensive design led fit out to a high specification.

The property is arranged over three levels – ground, lower ground and first floor

Internally the space is predominately open plan with the basement area having the ability for self-contained access from the side doors onto Grover Street. The ground floor comprise a seating area and bar/server and the first floor comprises a large studio area with showers and WCs behind.

The building has a flat roof, and we are of the opinion there is potential for additional floors, subject to all the necessary consents.

## Floor Areas

Ground Floor Retail / Reception Area -	695 sq ft (64.55 sq m)
Basement Spin Studio -	609 sq ft (56.59 sq m)
First Floor Studio -	762 sq ft (70.76 sq m)
<b>Total Floor Area –</b>	<b>2066 sq ft (191.90 sq m)</b>

## Tenure

Freehold with vacant possession.

**Note** – the current occupier is prepared to remain in occupation, with terms and rent to be agreed.

## Price

Offers are invited in excess of **£450,000**.

## Business Rates

The rateable value is £18,750. Interested parties are advised to contact Tunbridge Wells Borough Council directly – 01892 526121, to establish the rates payable for the year.

## Viewing Arrangements

**Strictly by appointment and accompanied.**

T – **01892 552500**

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**Subject to contract, availability & proof of funding.**





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