

RETAIL UNIT TO LET

TUNBRIDGE WELLS

**4 Camden Road,
Tunbridge Wells,
TN1 2TU**

Location

Royal Tunbridge Wells is an affluent and historic spa town located approximately 35 miles south east of Central London. The town is situated on the A26 which links via the A21 dual carriageway with junction 5 of the M25 motorway and has a frequent main line train service to London (average journey time approx. 50 minutes).

The property is located in the heart of the town's principal retail area, on Camden Road, directly opposite Royal Victoria Place shopping centre. Tunbridge Wells train station is situated approximately 0.4 miles away.

The Property

The subject property comprises a ground floor retail unit over ground and basement, with the following approximate net internal floor areas:

Ground Floor:	896 sq ft (83.2 sq m)
Basement	761 sq ft (70.7 sq m)
Total	1,657 sq ft (154 sq m)

Planning & Use

A1 Retail.

Lease

The property is available to let on a brand new lease on effective full repairing and insuring terms to be agreed between the parties.

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS



Rent & Service Charge

£30,000 per annum exclusive of service charge, business rates and all other outgoings.

Business Rates

From the 1st April 2020, 100% Business Rates relief was made available to all high street businesses. As a result Businesses will not be required to pay business rates from 1 April 2020 for a period of 12 months.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Viewings

Inspections are strictly via prior appointment via Landlords agents:

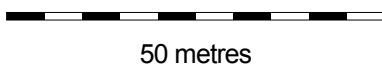
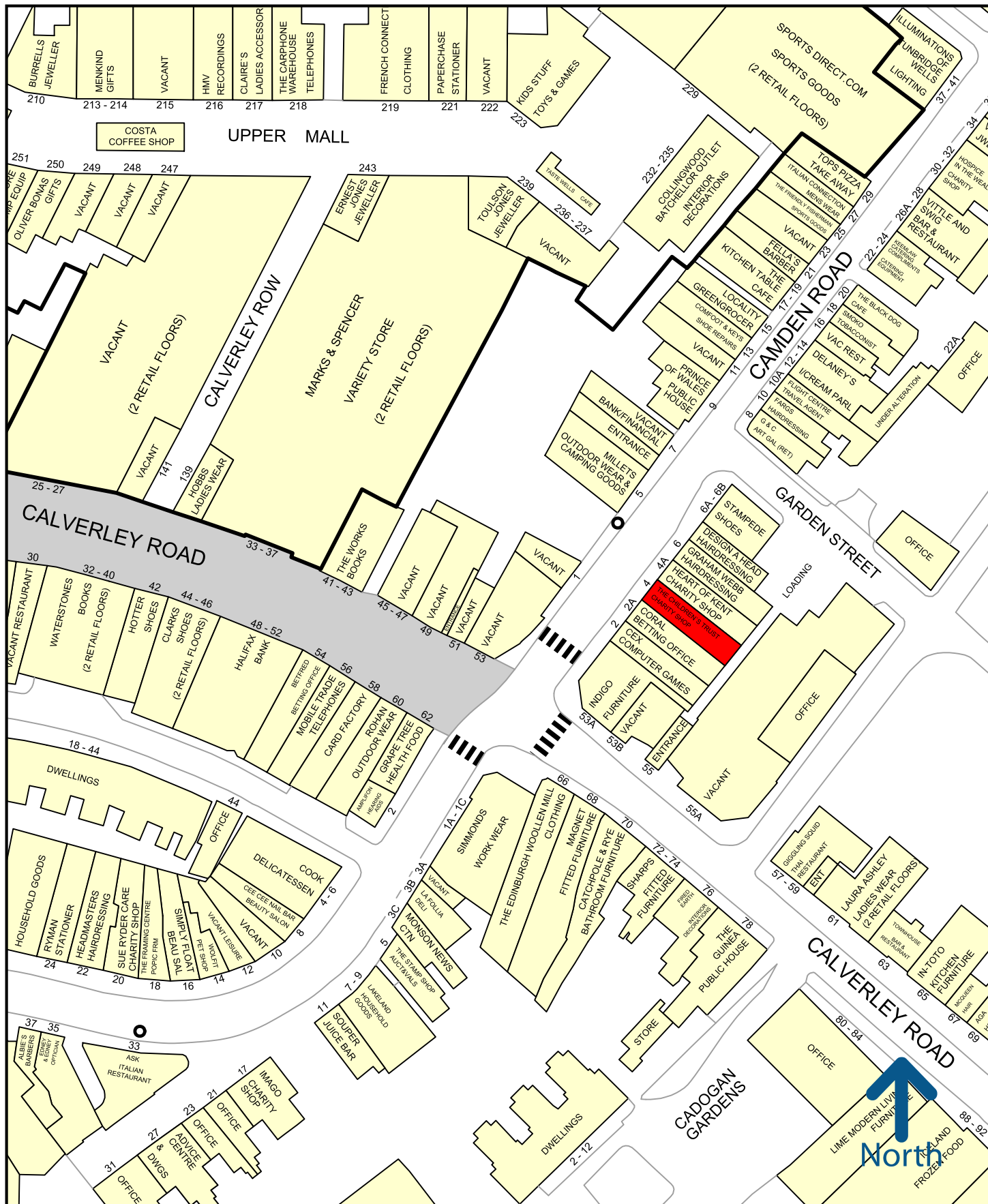
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