

**TO
LET**

MAY COMPANY
RETAIL & LEISURE SPECIALISTS



**ROYAL
TUNBRIDGE WELLS
PRIME RETAIL/LEISURE UNITS**

IN ESTABLISHED TOWN CENTRE RETAIL PARADE

2-6 CAMDEN ROAD + 53-55 CALVERLEY ROAD | ROYAL TUNBRIDGE WELLS | KENT | TN1 2TU

LOCATION + SITUATION

Royal Tunbridge Wells is an affluent and historic spa town located around 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 approximately 50 minutes).

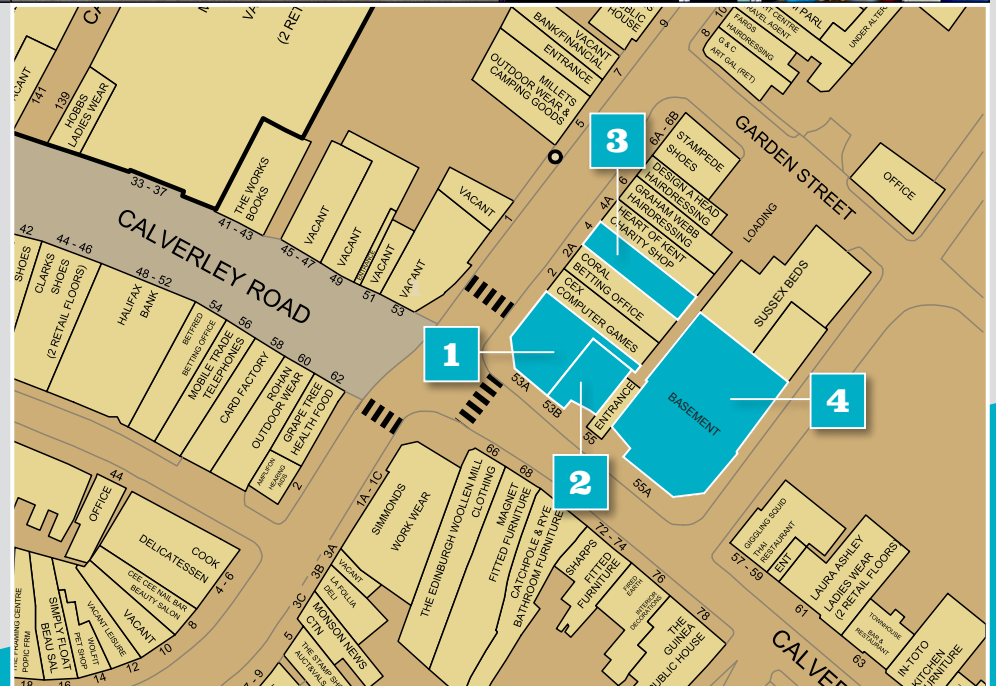
The property is located in the heart of the town's principal retail area, on the corner of Calverley Road and Camden Road, directly opposite Royal Victoria Place shopping centre. Tunbridge Wells railway station is situated 0.4 miles away.

The property is located less than 50 metres from the town's prime pitch, which runs, along the pedestrianised section of Calverley Road. Located directly opposite is the Camden Road entrance to the Royal Victoria Place shopping centre, Tunbridge Wells' principal shopping centre, with roughly 306,000 sq ft of covered retail accommodation. The shopping centre extends the pedestrianised section of Calverley Road and is bordered by Camden Road to the east and Victoria Road to the north.

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- 1** 53A CALVERLEY ROAD
- 2** 53B CALVERLEY ROAD
- 3** 4 CAMDEN ROAD
- 4** BASEMENT SPACE below 55A CALVERLEY ROAD



Plan for indicative purposes only.

THE PROPERTIES

THE PROPERTY	APPROXIMATE INTERNAL AREA	QUOTING RENT	SERVICE CHARGE	BUSINESS RATES
53A CALVERLEY ROAD Tunbridge Wells, TN1 2TU Comprises a large ground floor retail unit with prime return frontage.	Ground floor: 1,380 sq ft (128 sq m) Basement: 1,410 sq ft (131 sq m) TOTAL: 2,790 sq ft (259 sq m)	£60,000 per annum exclusive.	£1.20 per sq ft.	Rateable Value £86,000.
53B CALVERLEY ROAD Tunbridge Wells, TN1 2TU Comprises a double fronted ground floor and Basement retail unit.	Ground floor: 880 sq ft (82 sq m) Basement: 897 sq ft (83 sq m) TOTAL: 1,777 sq ft (165 sq m)	£35,000 per annum.	£1.20 per sq ft.	Rateable Value £51,000.
4 CAMDEN ROAD Tunbridge Wells, TN1 2PT Comprises a ground floor retail unit over ground and basement.	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)	£30,000 per annum exclusive business rates and all other outgoings.	£1.20 per sq ft.	Rateable Value £29,500.
BASEMENT below 55A CALVERLEY ROAD Tunbridge Wells, TN1 2TU Brand new lease direct from the landlord. Would suit a basement bar, gym or other leisure use, subject to planning.	TOTAL: 5,500 sq ft	£8 per sq ft exclusive.	£1.20 per sq ft.	The property will need to be assessed for rates pending works.

At present retail businesses will not be required to pay business rates until April 2021. Interested parties are advised to make their own enquiries with the local authority as to Rates Payable.

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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 the Landlord's agents, May & Company Real Estate Advisors.



Particulars dated September 2020.
Subject to contract.

CONTACT

For further information or to arrange an inspection, please contact:

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MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales 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. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.