

BROADLANDS

Commercial Property Agents

01892 512422

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PROMINENT RETAIL SHOP

TO LET

TUNBRIDGE WELLS

Ground Floor Sales – 543 sq ft / 50 m²



57 CAMDEN ROAD, TUNBRIDGE WELLS

KENT TN1 2QE

52 High Street, Tunbridge Wells, Kent, TN1 1XF

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**57 CAMDEN ROAD
TUNBRIDGE WELLS
KENT
TN1 2QE**

Location:

The property occupies a busy trading location fronting Camden Road, within a short walk of NEXT and the Royal Victoria Place Shopping Centre.

Description:

Ground floor lock up retail premises, with ancillary storage and rear pedestrian access.

Floor Areas:

Net frontage	6.15 m
Shop depth	8.34 m
Ground Floor Sales	50.52 m ²
Rear storage	11.62 m ²

Terms:

A new lease is available direct from the landlord from June 2020 on a full repairing and insuring basis for a term to be agreed.

Commencing Rent:

£20,000 per annum exclusive, payable monthly in advance and subject to periodic upward only rent review(s).

Rates: The premises have a Rateable Value of £16,500.

VAT:

The premises are not VAT registered. However the landlord reserves the right to charge VAT in the future.

Legal Costs:

Each party to bear their own legal costs.

Energy Performance Certificate:

A copy of the EPC is set out below

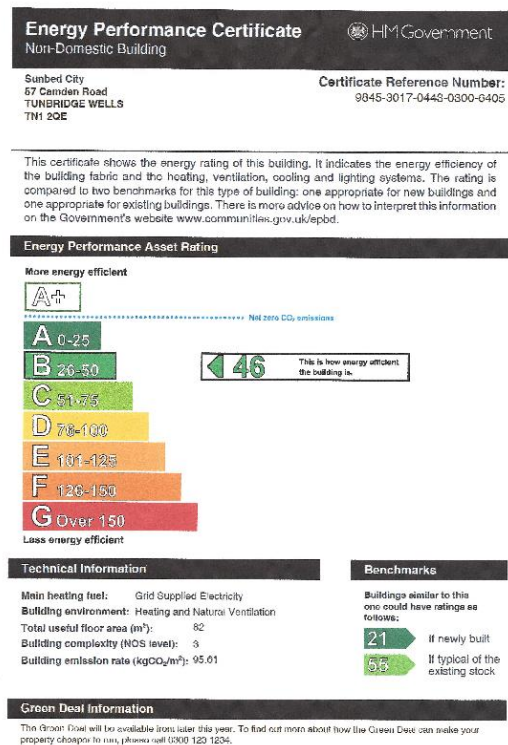
Viewing:

Strictly by appointment through:-

Broadlands Commercial Property Agents 01892 512422

shane.raggett@broadlands.co.uk

Subject to contract and receipt of satisfactory references.



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