

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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Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

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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. The premises also have the benefit of 3 phase electricity.

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 May 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

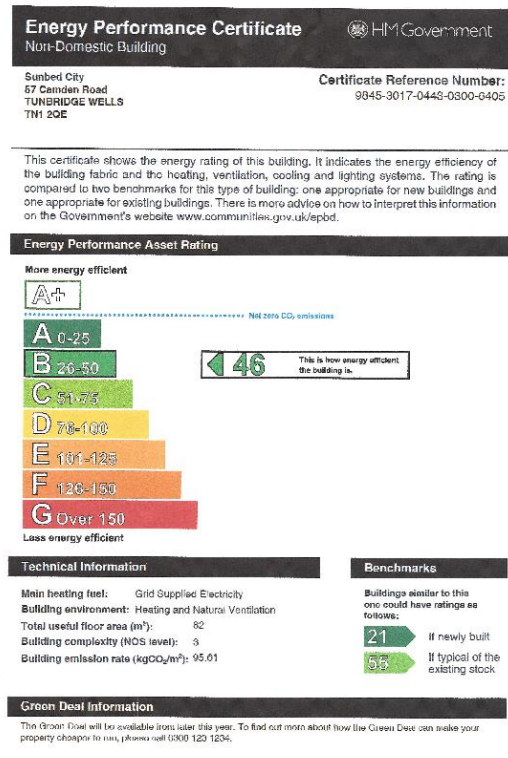
Viewing:

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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