



**ROYAL VICTORIA PLACE**  
TUNBRIDGE WELLS

BE A PART OF  
ROYAL TUNBRIDGE WELLS

# A UNIQUE RETAIL AND LEISURE OPPORTUNITY

**Royal Victoria Place** is a well established retail destination at the heart of Royal Tunbridge Wells.

The centre is now under new management and is presenting a unique retail and leisure opportunity to trade alongside some of the country's most established brands, at affordable levels.



Offering a great range of high street retailers, top fashion brands, sporting goods, cafes, beauty outlets and boutique retailers; Royal Victoria Place is anchored by one of Fenwick's nine UK stores, and is within one of the most affluent catchments outside of London.



# TRADE ALONGSIDE ESTABLISHED BRANDS

## 320,000 SQ FT

GROSS INTERNAL AREA

## 1,750

PARKING SPACES

## 70+

BRANDS AND RESTAURANTS



SOURCE: PMA, CACI



## £11M

REFURBISHMENT,  
COMPLETED IN 2020

## 86.4%

Q2 2023 OCCUPANCY RATE,  
ABOVE UK AVERAGE (80.8%)

## -41.2%

RENTAL REBASING RATE,  
AHEAD OF PROMIS AVERAGE (-36.3%)

KEY BRANDS INCLUDE

Fenwick

HOBBS  
LONDON

L'OCCITANE  
EN PROVENCE

SPORTS  
DIRECT

OLIVER BONAS

HOTEL  
Chocolat.

NEXT

FRENCH  
CONNECTION



MAC

M&S

Boots



URBAN OUTFITTERS

£6,783

PER CAPITA RETAIL SPEND,  
ABOVE PROMIS AVERAGE (£6,400)

SOURCE: CACI

224K

POPULATION OF  
TUNBRIDGE WELLS

SOURCE: PMA



25 MINS

FROM THE M25 TO  
TUNBRIDGE WELLS

SOURCE: GOOGLE MAPS



# WHY CHOOSE ROYAL TUNBRIDGE WELLS?



3.6M

VISITORS TO TUNBRIDGE WELLS  
VIA TRAIN (2019/2020)

SOURCE: GOV.UK (2019/2020)



10<sup>TH</sup>

FOR PER CAPITA RETAIL SPEND  
(VS. 200 UK CENTRES)

SOURCE: PMA

12<sup>TH</sup>

MOST AFFLUENT  
CONSUMER CATCHMENT

SOURCE: PMA AFFLUENCE INDICATOR RANK

# AN AFFLUENT POPULATION

## 5,000+

CATCHMENT POPULATION  
INCREASE BY 2032

SOURCE: KNIGHT FRANK, CACI

## 0.49%

POPULATION GROWTH (P.A.) WITHIN  
THE NEXT 5 YEARS - ABOVE AVERAGE  
(0.39% P.A.)

SOURCE: PMA



## 93.1%

OF SHOPPERS RETAINED WITHIN  
PRIMARY CATCHMENT

## 62.9%

OF POPULATION WORKING AGE ADULTS  
(ABC1) - ABOVE GB AVERAGE (53.2%)

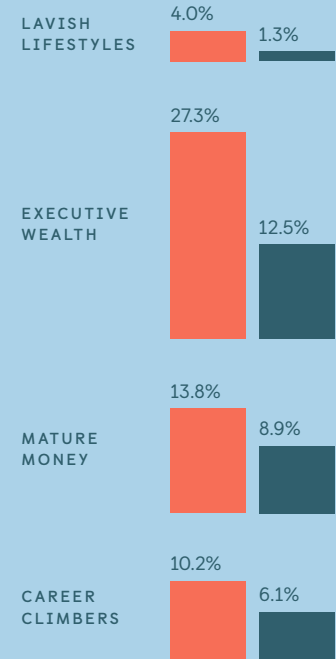
SOURCE: PMA, CACI

## 45.1%

AFFLUENT ACHIEVERS  
- VS. GB AVERAGE (22.7%)

SOURCE: CACI

MOST AFFLUENT & PROSPEROUS  
CONSUMER GROUPS PRESENT IN  
LARGER THAN AVERAGE PROPORTIONS



■ TUNBRIDGE WELLS %
 ■ GB AVERAGE %  
 SOURCE: KNIGHT FRANK, CACI

# GET IN TOUCH ABOUT THIS OPPORTUNITY



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