

TUNBRIDGE WELLS

11 CAMDEN ROAD TN1 2PS



Café/Restaurant Premises – To Let

LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent spa town, situated c. 35 miles south east of London and 30 miles north east of Brighton. The town is served by excellent bus links to the surrounding areas and Tunbridge Wells train station is only a ten minute walk from the subject property, providing a direct service to London Bridge in approximately 50 minutes.

The property occupies a prominent trading position on Camden Road, a short distance from the entrance to the Royal Victoria Shopping Centre which provides the primary shopper's multi-story car park. Crescent Road Car Park is also nearby and offers 1,085 spaces.

The pitch is home to a mix of good quality independent and national retail and food & beverage operators including **Hospice in the Weald, Next, Grape Tree, Cook, Bridgmans, Card Factory** and **Millets**.

ACCOMMODATION

The property is arranged over ground, first, second floors and basement, with the following approximate dimensions and net internal floor area:-

Frontage	5.48 m	18 ft
Ground Floor	57.04 sq m	614 sq ft
First Floor	30.37 sq m	327 sq ft
Second Floor	36.60 sq m	394 sq ft
Basement	61.13 sq m	658 sq ft
Total	185.14 sq m	1,993 sq ft

TERMS

The property is available by way of a new effectively full repairing and insuring lease, at a commencing rent of **£22,500 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band E. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£12,750
Rate in the £ (2025/26)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

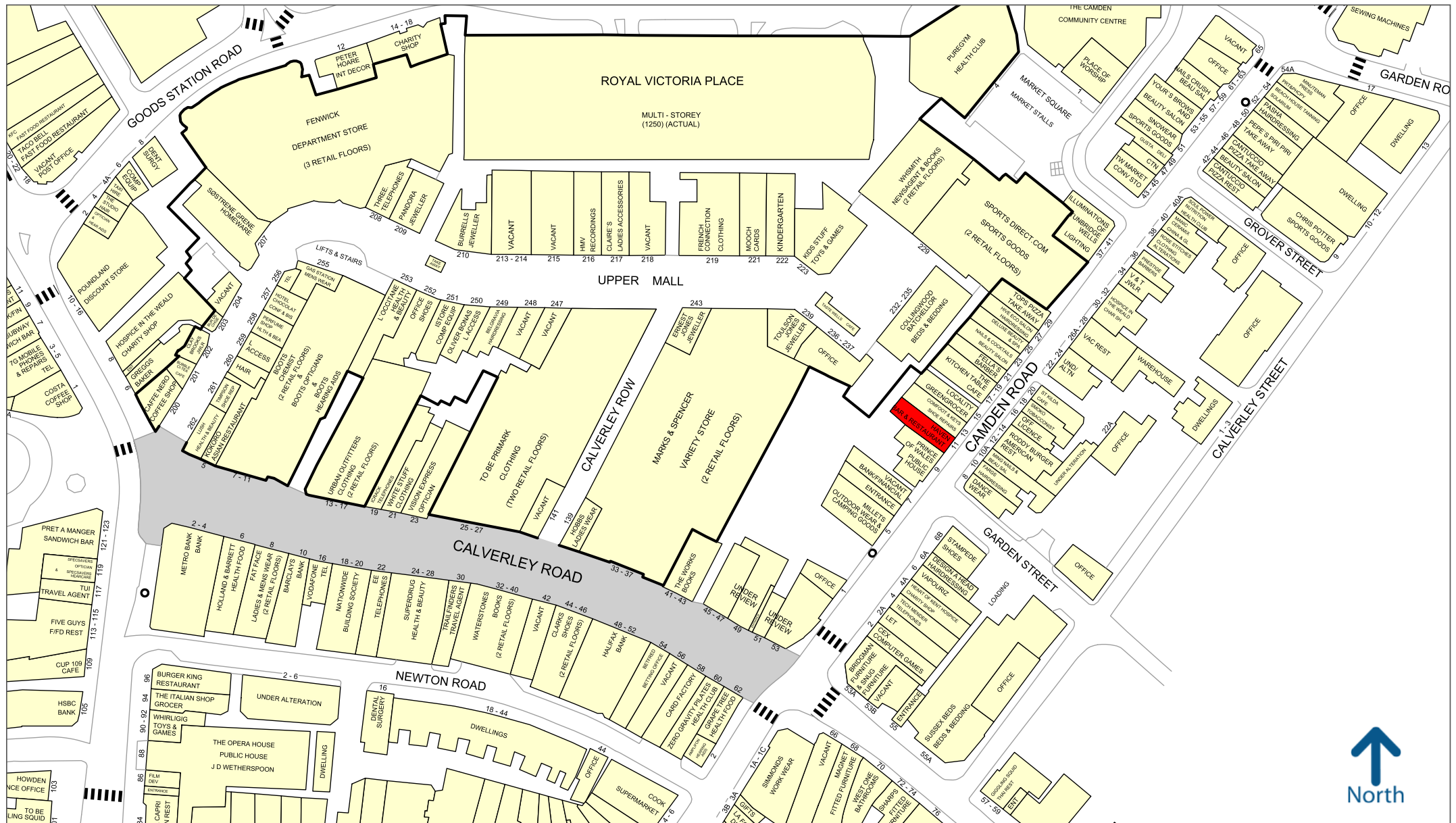
CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

Jack Pearman
01892 707511
07483 361559
jpearman@cradick.co.uk

Alex Standen
01892 707577
07770 935263
astanden@cradick.co.uk

Subject to Contract and Exclusive of VAT



50 metres

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