

SHOP TO LET

495ft² (46m²)

107 CAMDEN ROAD
TUNBRIDGE WELLS
TN1 2QY

howse associates
01892 775757
www.howseassociates.co.uk

LOCATION

Tunbridge Wells is one of the most affluent commercial centres in the South-East. Major retailers include Fenwick Department Store, Marks and Spencer and Hoopers.

Camden Road well known for its many specialist and independent traders.

The property occupies a prominent corner location on the west side of Camden Road at the junction with Kirkdale Road. Royal Victoria Place Shopping Centre and car park (1,750 spaces) are about 100 metres to the south.

DESCRIPTION

The shop is arranged on ground floor with staff and storage accommodation at basement level.

APPROX DIMENSIONS & FLOOR AREAS

Gross Frontage	15ft 9in	4.81m
Net Frontage	13ft 6in	4.11m
Shop Depth	38ft 9in	11.82m
Ground Floor Sales	495 sq ft	46.0 sq m
Basement Stores	438 sq ft	40.7 sq m

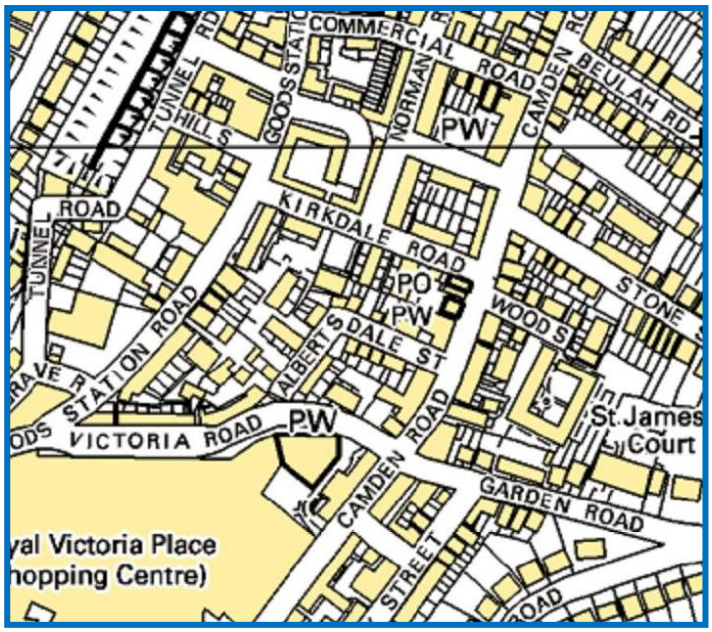
RATES

Rateable Value April 2026	£13,500
Small Business (RHL) Multiplier 2026-27	38.2p

The above figures are taken from the Valuation Office website. Small businesses may be entitled to Small Business Rates Relief. Interested parties are advised to contact the Rating Department at Tunbridge Wells Borough Council for advice on rates payable.

ENERGY PERFORMANCE RATING

A new energy performance certificate will be available shortly.



TERMS

The property is offered to let with the benefit of a new effectively internal repairing and insuring lease for a term by negotiation subject to three yearly rent reviews.

RENT

£9,500 per annum exclusive of rates and VAT.

LEGAL COSTS

The in-going tenant to be responsible for both parties' reasonable legal costs incurred in the transaction.

VIEWING

By prior appointment through Adrian Howse of Howse Associates (tel: 01892 775757).

howse associates
01892 775757
www.howseassociates.co.uk

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties should satisfy themselves as to their accuracy. The Vendors, Lessors, Howse Associates or any person in their employment can make or give no representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of a Value Added Tax to which they may be subject. None of the services have been tested.