

To Let: Camden Road TN1
Ground Floor Shop/Office Space

Rent: £7,800.00 PA



Estates Ltd

Property Sales and Management



To Let

Camden Road

Tunbridge Wells TN1

Rent: £7,800.00PA

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

**E & C Estates: present this Office/Shop
To Let in Tunbridge Wells TN1**

**Viewing by appointment only
E & C Estates**

Tel: 01322 227 528

57 Hythe Street, Dartford, DA1 1BG

*****Ground Floor Class E Shop For Rent In TN1*****

Available for immediate Lease is this lovely Ground Floor Commercial Shop situated 3 minutes drive from Tunbridge Wells Train Station.

The total floor area is approximately 15 square metres & comprises of a spacious shop area

Suitable For A Wide Range Of Uses

Use Class: E

EPC Rating: TBC

Off Road Parking To Front and on Road

Rental: £7,800.00 Per Annum

Deposit: £1,950.00 (Equivalent of 3 Months Rent)

Advance Rent: £1,950.00 (Equivalent 3 Months Rent)

We understand that under the UK Government small business rates relief scheme, this shop is exempt from paying business rates. Interested parties are advised to please contact The Valuation Agency Office website for information on specific occupier rates.

Measurements:

Shop Floor: 13.1 x 11.8 (4.0 x 3.6m)

ur to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.