

TUNBRIDGE WELLS

72-74 CALVERLEY ROAD TN1 2UJ



Shop – 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 five 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 Calverley Road close to its junction with Monson 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 **Giggling Squid, Town House, Mathnasium, Magnet Kitchens, Sussex Beds, Grape Tree, Card Factory** and **Cook**.

ACCOMMODATION

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

Ground Floor Sales	126.06 sq m	1,357 sq ft
First Floor Sales	68.56 sq m	738 sq ft
First Floor Ancillary	44.59 sq m	480 sq ft
Total	239.21 sq m	2,575 sq ft

TERMS

The property is available by way of a new ten year effectively repairing and insuring lease, at a commencing rent of **£37,500 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

RATING ASSESSMENT

Rateable Value from April 2026 £32,000

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

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

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:-

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Subject to Contract and Exclusive of VAT

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Experian Goad Plan Created: 07/04/2025

Created By: Cradick Retail

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