



**Retail in TN1**

Camden Road, Tunbridge Wells, Kent, TN1 2QP

**£199,000** Starting Bid

Tenure

**Freehold**

On Street parking

**Property features**

- ✓ Mixed Use
- ✓ 1 Bedroom Flat Above (Tenant in
- ✓ Vacant Retail Unit
- ✓ Investment Opportunity
- ✓ Freehold

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

A rare freehold investment opportunity in the heart of Tunbridge Wells, comprising a vacant commercial shop with a 1-bedroom flat above currently tenanted.

The ground floor unit was previously operated as a successful barber shop, ideally located on Camden Road with excellent footfall and visibility. The shop offers flexible potential for retail, service, or office use, subject to planning consent.

Above, the self-contained 1-bedroom flat provides immediate rental income, making this a strong investment for a buy-to-let or mixed-use portfolio.

Key Features:

Freehold property with both commercial and residential elements

Vacant retail unit – ready for a new business

1-bedroom flat above – tenant in situ

High street location with strong passing trade

Excellent long-term investment or owner-occupier opportunity

This is a versatile and highly attractive investment, offering both ongoing income and future potential.

Price: Starting Bid £199,000

Property Type: Retail

Business Type: Hairdressers

Parking: On Street

## Description

A rare freehold investment opportunity in the heart of Tunbridge Wells, comprising a vacant commercial shop with a 1-bedroom flat above currently tenanted.



## Tenure

Freehold - Title Number: K337224



## Location

High street location with strong passing trade



## EPC

76- Rating C

76a - This property's energy rating is F. It has the potential to be C.



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



## Camden Road, Tunbridge Wells, TN1

Approximate Area = 379 sq ft / 35.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for KIMJ Property, REF: 1347624

Camden Road, Tunbridge Wells, Kent, TN1 2QP

Contact your local branch today for more information on this property:

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