

TUNBRIDGE WELLS

54 CALVERLEY ROAD TN1 2TD



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. 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 the pedestrianised section of Calverley Road a short distance from the entrance to the Royal Victoria Shopping Centre which provides the primary shopper's multi-story car park. Additionally, the nearby Crescent Road Car Park provides a further 1,085 parking spaces.

Calverley Road comprises of predominantly multiple national occupiers including **Halifax, Rituals, M&S, Barclays, Waterstones, Café Nero, EE, Holland & Barrett** and **Primark**.

ACCOMMODATION

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

Frontage	5.18 m	17 ft
Max Depth	20.72 m	68 ft
Ground Floor Sales	96.52 sq m	1,039 sq ft
Basement Stores	41.89 sq m	451 sq ft
WC		

TERMS

The property is available by way of a new effectively full repairing and insuring lease, at a commencing rent of **£45,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

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

RATING ASSESSMENT

Rateable Value from April 2026 £23,750

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.

VAT

All rents and costs will be subject to VAT at the prevailing rate if applicable.

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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