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40a • Camden Road • Tunbridge Wells • Kent • TN1 2PT

Retail / Health & Fitness Building - For Sale - 2066 sq ft (191.90 sq m)

COMMERCIAL

Location

This property is in a town centre position, opposite The Royal Victoria Place Shopping Mall in an area known as "The Camden Quarter," which includes a wide range of independent retailers, restaurants, and bars, yet just a short walk away from the main 'high street' shopping areas of town.

Tunbridge Wells main line train station is a 10-minute walk (0.4 miles). There is easy access to public parking the closest being the multi storeys in Royal Victoria Place and Crescent Road.

Description

A distinctive corner building with floor ceiling glazed elevations currently operated as a spin, yoga, pilates and fitness studio.

The property has been subject to a comprehensive design led fit out to a high specification.

The property is arranged over three levels – ground, lower ground and first floor

Internally the space is predominately open plan with the basement area having the ability for self-contained access from the side doors onto Grover Street. The ground floor comprise a seating area and bar/server and the first floor comprises a large studio area with showers and WCs behind.

The building has a flat roof, and we are of the opinion there is potential for additional floors, subject to all the necessary consents.

Floor Areas

Ground Floor Retail / Reception Area -	695 sq ft (64.55 sq m)
Basement Spin Studio -	609 sq ft (56.59 sq m)
First Floor Studio -	762 sq ft (70.76 sq m)
Total Floor Area –	2066 sq ft (191.90 sq m)

Tenure

Freehold with vacant possession.

Price

Guide price of **£400,000 - £425,000**.

Business Rates

The rateable value is £18,750. Interested parties are advised to contact Tunbridge Wells Borough Council directly – 01892 526121, to establish the rates payable for the year.

Viewing Arrangements

Strictly by appointment and accompanied.

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Subject to contract, availability & proof of funding.





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