

Tunbridge Wells, Calverley Road



Aberdeen Standard
Investments

RETAIL UNITS TO LET



Tunbridge Wells

Calverley Road

- **Tunbridge Wells Town Centre ranks 28th** on PROMIS Total town centre score (2017).
- **One of the most affluent catchments in the UK, ranking 12th** of the PROMIS centres on the PMA Affluence Indicator (as at 2011).
- **In terms of total Town Centre retail spend, the town ranks 63rd** of the PROMIS Centres, with a Total Retail Expenditure (2017) of £1,255 million.
- **4.4 million tourist trips** were made to Tunbridge Wells in 2015.
 - The total value of tourism including associated and indirect spending was **£261 million**.
 - In Tunbridge Wells, direct visitor spend was a total of **£210 million**.
 - It is estimated that **37% of total trip expenditure** was spent in the retail sector.



FATFACE
UNITED KINGDOM

Clarks

Boots

TOPSHOP
TOPMAN

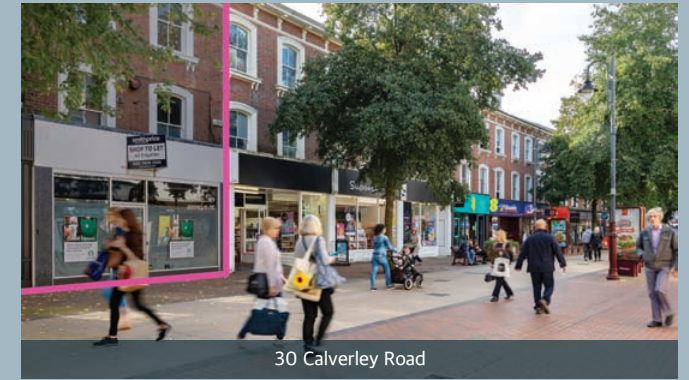
W
Waterstones

CAFFÈ
NERO

White
STUFF

★ PRET ★

METRO
BANK

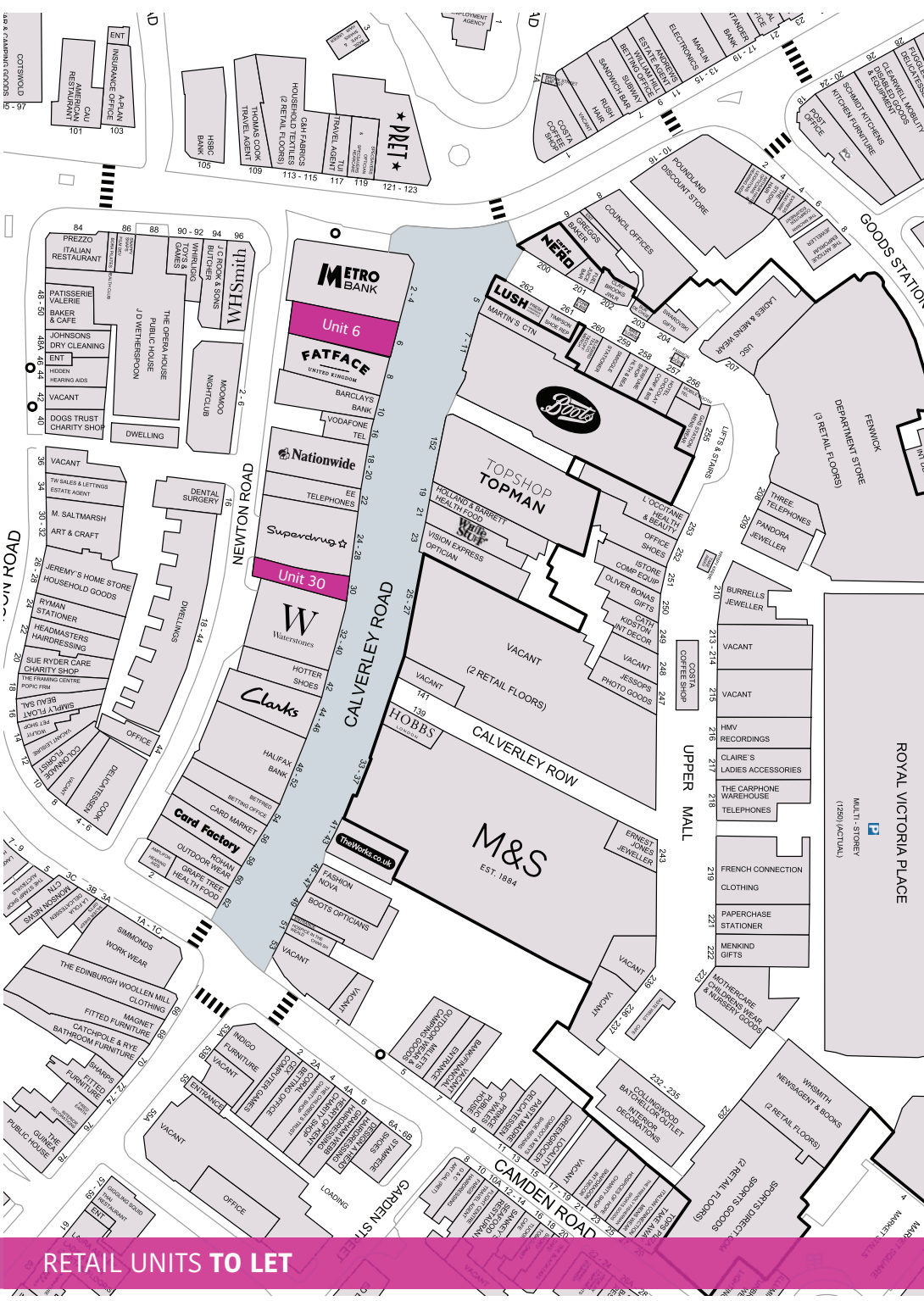


Location

The premises are located in an extremely busy position on the pedestrianised Calverley Road, being directly opposite and between the two entrances to the Royal Victoria Place Shopping Centre. Retailers represented on Calverley Road include Boots, M&S, Caffé Nero, White Stuff, Waterstones, Fat Face, Hobbs, Clarks and TopShop/TopMan.

LOCATED IN AN
EXTREMELY BUSY
PEDESTRIANISED
LOCATION

RETAIL UNITS TO LET



The Property

Two units are immediately available within the landlord's holding, 6 and 30 Calverley Road. The locations are highlighted on the Goad.

6 Calverley Road

Arranged over ground, first and second floors offering the following dimensions and floor areas:

GROSS FRONTAGE	9.58m	31'5"
NET FRONTAGE	8.89m	29'2"
INTERNAL WIDTH	9.04m	29'8"
SHOP DEPTH	19.07m	62'7"
GROUND FLOOR SALES	204.66 sq m	2,203 sq ft
FIRST FLOOR SALES	159.42 sq m	1,716 sq ft
SECOND FLOOR ANCILLARY	222.50 sq m	2,395 sq ft

30 Calverley Road

Arranged over basement, ground, first, second and attic levels offering the following approximate dimensions and floor areas:

GROSS FRONTAGE	5.74m	18'10"
NET FRONTAGE	5.08m	16'8"
INTERNAL WIDTH (front)	5.05m	6'7"
SHOP DEPTH	19.86m	65'2"
GROUND FLOOR SALES	95.88 sq m	1,032 sq ft
FIRST FLOOR ANCILLARY	60.20 sq m	648 sq ft
SECOND FLOOR ANCILLARY	45.34 sq m	488 sq ft

Rates

The premises are listed as follows:

6 Calverley Road: Rateable Value - £158,000.

30 Calverley Road: Rateable Value - £70,500.

Contact

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