



chartered surveyors  
and property consultants



The Wells Centre • Corn Exchange • The Pantiles • Tunbridge Wells • Kent

**Assembly & Leisure Space Opportunity - To Let – 6,890 sq ft (640 sq m)**



# COMMERCIAL

## Location

The spa town of Tunbridge Wells boasts one of the most affluent catchment populations in the UK and is home to a booming retail, leisure, food and beverage offer. The town is approximately 31 miles south east of London and 30 miles to the north of Brighton. The town benefits from excellent road and rail connections.

The property is situated in the heart of the Pantiles which has established itself as a vibrant leisure destination. In addition to the numerous bars and restaurants in the area, the Pantiles is the venue for various events throughout the year such as music festivals, outdoor theatre and markets, to name but a few.

## Floor Areas

The premises offers flexible, open plan accommodation arranged as follows:-

<b>Ground Floor</b>	<b>3,102 sq ft (288 sq m)</b>
<b>First Floor Mezzanine*</b>	<b>190 sq ft (18 sq m)</b>
<b>Lower Ground Floor</b>	<b>3,598 sq ft (334 sq m)</b>
<b>Total</b>	<b>6,890 sq ft (640 sq m)</b>

This provides a unique opportunity to acquire a Grade II listed building with a significant footprint in a town centre location. It may be possible to acquire additional space by negotiation.

**Alternatively, our clients would be prepared to split the demise where possible.**

## Terms

A new, effectively, full repairing covenant and insuring lease is available for a term of years to be agreed, at a rental of **£50,000 per annum exclusive**, subject to upward only rent reviews at 5 yearly intervals.

Terms available on request for part only.

## Business Rates

<b>Rateable Value</b>	<b>£15,400</b>
<b>Rate in the £</b>	<b>48.4p</b>

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

## Legal Costs

Each party is to be responsible for their own costs involved in the transactions.

## Further Details

More details on The Lower Pantiles, and the other available space can be found on:

[www.lowerpantiles.co.uk](http://www.lowerpantiles.co.uk)

## Viewing Arrangements

By arrangement through Durlings – Josh Olney or Rupert Farrant – **01892 552500**  
[Joshua.olney@durlings.co.uk](mailto:Joshua.olney@durlings.co.uk) or [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk), alternatively through our joint agent – Cradick Retail – Stephen Cradick or Emma Clarke – **01892 515001**  
[scradick@cradick.co.uk](mailto:scradick@cradick.co.uk) or [eclarke@cradick.co.uk](mailto:eclarke@cradick.co.uk)

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## Subject to satisfactory accounts & references

Details revised: 10<sup>th</sup> April 2017







