



durlings

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and property consultants

51 The Pantiles • Tunbridge Wells • Kent TN2 5TE

Former restaurant / bar with consent for office use - To Let – 5,560 sq ft (516.53 sq m) – suitable for alternative uses - stp

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

This self-contained premises occupies part of a Grade II listed building and is arranged over basement, ground and first floors.

The approximate gross internal floor areas are as follows:-

Basement	1716 sq ft	(159.42 sq m)
Ground floor	701 sq ft	(65.12 sq m)
First floor	3143 sq ft	(291.99 sq m)
TOTAL	5,560 sq ft	(516.53 sq m)

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.

Business Rates

Rateable Value: £38,250

Interested parties are advised to make their own enquires directly to Tunbridge Wells Borough Council on the amount payable – 01892 526121.

Energy Performance Certificate

The property is rated within band F. EPC displayed on our website

Floor Plans

Available from our website.

Legal Costs

Each party is responsible for their own costs involved in the transaction.

Viewings

By arrangement through Durlings – Josh Olney or Rupert Farrant – **01892 552500**

Josh.olney@durlings.co.uk or rupert@durlings.co.uk, alternatively through our joint agent – Cradick Retail – Stephen Cradick or Emma Clarke – **01892 515001**
scradick@cradick.co.uk or eclarke@cradick.co.uk

Further Information

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

www.lowerpantiles.co.uk

Important Note:

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- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Details revised – April 2017

Subject to contract & lease

Subject to receipt of satisfactory references & accounts



