



chartered surveyors  
and property consultants



51 The Pantiles • Tunbridge Wells • Kent TN2 5TE

**Restaurant Premises To Let – 4736 sq ft (440 sq m)**

## 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 restaurant occupies part of a Grade II listed building and is arranged as basement, ground and first floors. The approximate areas are as follows:-

Basement: 84.17 sq m (906sq ft)  
Ground Floor: 65.03 sq m (700 sq ft)  
First Floor: 290.78 sq m (3,130 sq ft)  
**Total: 439.98 sq m (4,736 sq ft)**

## 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

The following Rateable Values will apply:  
Rateable Value: £38,250  
Rate in the £ (2015/2016): 49.3p

## Energy Performance Certificate

The property is rated within band F.

## 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](mailto:Josh.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)

## Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (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.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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 prepared - 1st March 2016

**Subject to contract & lease**

**Subject to receipt of satisfactory references & accounts**



chartered surveyors  
and property consultants

01892 552500



chartered surveyors  
and property consultants

COMMERCIAL

Contact Rupert Farrant  
or Julie Chalmers on  
**01892 552 500**  
[rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)  
[julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)  
[www.durlings.co.uk](http://www.durlings.co.uk)

22 Mount Ephraim Road  
Tunbridge Wells, Kent TN1 1ED



**RICS**

The mark of  
property professionalism worldwide