



chartered surveyors
and property consultants



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

Assembly & Leisure Space Opportunity - To Let – 6890 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:-

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

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

Rateable Value	£14,000
Rate in the £	48.0p

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

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.

Subject to satisfactory accounts & references

Details Prepared: March 2016





