



chartered surveyors  
and property consultants



**No.7 Chapel Place • Tunbridge Wells • Kent TN1 1YQ**  
Retail Property – Class E - **For Sale** - 852 sq ft (79.15 sq m) – (may consider a lease)



# COMMERCIAL

## Location

A prominently located retail property on a pedestrianised thoroughfare, linking the High Street with the historic Pantiles. This location is populated by a wide range of high-end specialist retailers, along with a good selection of bars and restaurants. The highly regarded One Warwick Park Hotel is also on Chapel Place, a few doors down. With the renaissance of The Pantiles as a popular leisure destination, and the arrival of new retail and leisure operators, this location has benefitted from greater footfall.

## Description

The property is part of a terrace of similar buildings, providing open plan ground and lower ground floor sales areas. The lower ground floor is accessed by a feature steel spiral staircase. To the rear of the lower ground floor area there is a rear washroom area; a kitchen /office; and a separate WC (at mezzanine level). Throughout this property has been subject to a comprehensive refurbishment including new high quality timber flooring. There is a suspended ceiling on the ground floor with an inset air conditioning cassette (heating & cooling) and LED track spot lighting. The property is fitted with an alarm.

## Floor Areas

<u>Ground –</u>	
Sales -	425 sq ft (39.48 sq m)
<u>Lower Ground –</u>	
Sales -	317 sq ft (29.45 sq m)
Washroom –	61 sq ft (5.68 sq m)
Office / Kitchen –	49 sq ft (4.53 sq m)
WC -	not measured
<u>Total usable net internal floor area -</u>	<b>852 sq ft (79.14 sq m)</b>

## Tenure

Freehold.  
May consider a lease – further details on request.

## Guide Price

**£399,500**

## Terms

The property is to be sold with vacant possession, excluding all existing equipment, stock, fixtures & fitting, which may be available by separate negotiation.  
The company occupying the property has a full premises license, which may also be available by separate negotiation - Further details on request.

## Business Rates

Rateable Value is £19,500.  
The rates payable are subject to a 50% discount, as announced in the recent budget.  
Interested parties are advised to check directly with Tunbridge Wells Borough Council about the annual amount payable.

## Viewing Arrangements

Strictly by appointment and accompanied as the current business continues to trade.

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## Important Note:

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

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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.







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