



durlings

chartered surveyors  
and property consultants

The Wells Building • Corn Exchange • The Pantiles • Tunbridge Wells • Kent TN2 5TE

**Assembly & Leisure Space Opportunity - To Let – 4725 sq ft (439 sq m)**



# COMMERCIAL

## Location

The historic spa town of Tunbridge Wells has an affluent population in the UK and has a diverse retail, leisure, food and beverage offering. The town is approximately 35 miles south east of central London and 30 miles to the north of Brighton. The town benefits from excellent road and rail connections.

These premises comprise the basement of The Corn Exchange in the heart of the Pantiles. The Corn Exchange is a Grade II Listed building which was restored and substantially redeveloped around the late 1980's and is now largely occupied by The Hoard which is a specialist antique centre. Adjoining The Corn Exchange are several purpose-built office buildings, also developed around the late 1980's. The Pantiles has established itself as a vibrant leisure destination which include weekly open air jazz concerts in the summer. 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 specialist markets.

A major new residential development known as 1887 has just been completed at the end of the Pantiles which comprises 127 luxury apartments along with commercial space on the ground floor.

## Floor Areas

The premises offers flexible, open plan accommodation of approximately **4725 sq ft** (439 sq m) – subject to verification – to be offered in shell condition with capped off services.

## Planning

The premises has Class E use.

## Terms

A new lease is available by arrangement.

## Rent

**£22,500** per annum exclusive of all other outgoings. The rent does not attract VAT.

## Business Rates

To be reassessed.

## Service Charge

The landlords will levy a service charge for common items of estate expenditure – Details on application.

## Viewing Arrangements

By arrangement through sole letting agents Durlings – Julie Chalmers or Rupert Farrant – **01892 552500**

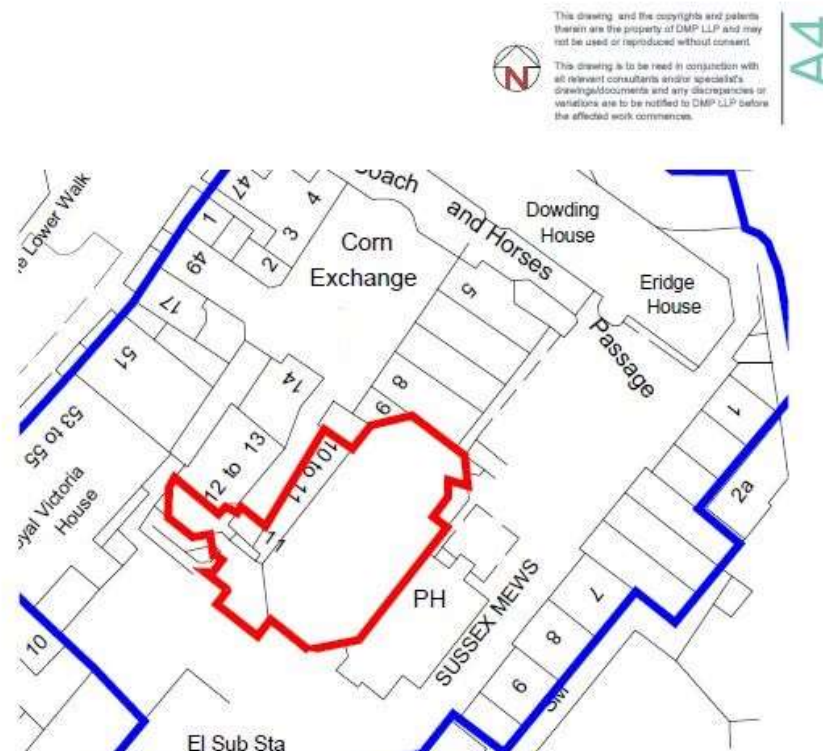
[julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk) or [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

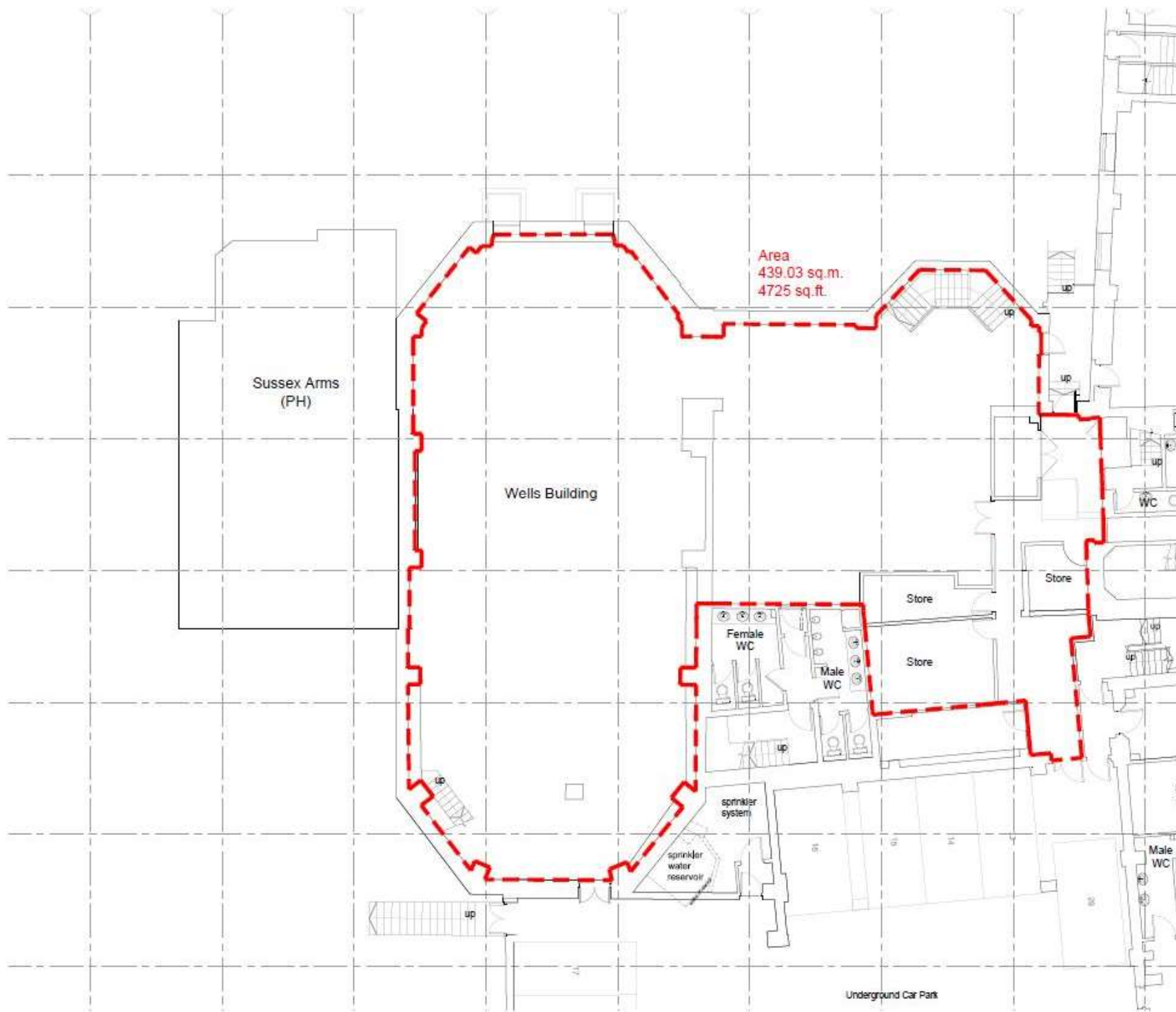
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## Subject to satisfactory accounts & references

Details prepared: 11<sup>th</sup> January 2022





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A2



Site Location Plan @ 1:1250



Revision

**DMP**  
79 High Street  
Tunbridge Wells  
Kent  
TN11 1XZ  
01892 534455  
dmp@dmp-llp.co.uk  
www.dmp-llp.co.uk

Client

Lower Pantiles LLP

Address

DATW and Corn Exchange  
Lower Pantiles, Tunbridge Wells,  
TN2 5TN

Project

Change of use to  
Class E

Title

Basement Plan  
As Existing

Purpose of Issue

PLANNING

Scale: 1:100 @ A2

Date: 24.03.21

Job No: 57001

Drawing No: PL 203

Revision:

Underground Car Park



