



chartered surveyors
and property consultants



Geography Wine Bar • 52a High Street • Tunbridge Wells • Kent TN1 1XF – Lease For Sale as a Going Concern

COMMERCIAL

Location

Tunbridge Wells is situated in north west Kent and approximately 40 miles to the southeast of central London.

The town has a population of approximately 56,000, and the district borough of 110,000, with the age of the population being distributed broadly in line with the UK average although the town does have a significantly higher proportion of Wealthy Achievers than the UK average.

The "old" High Street has become a the most popular location for Tunbridge Wells with the street boasting a wide range of high-end retail and leisure uses, including The Ivy, White Company, Tom Howley, Sweaty Betty, Space NK, and Castle Fine Art.

The historic Pantiles area beyond has evolved as a popular leisure destination and hosts a number of specialist weekend markets and music events, including the weekly "Jazz on The Pantiles".

Description

A fully trading wine bar arranged over ground and lower ground floors.

The ground floor comprises an open plan principal bar area with both table and bar seating, along with a lounge area to the rear. There is also outside and pavement seating.

There are around 28 covers on the ground floor with an additional 10 outside (subject to an annual fee to the council). In addition, there is a good-sized function room on the lower ground floor with a standing capacity of around 35-40. Also on the lower ground floor are two separate WCs, a kitchen, cellar/ plant room and bottle stores.

The premises has a license from 10am to 11pm.

Floor areas

The approximate net internal floor areas are as follows:-

Ground - **504 sq ft** (46.8 sq m)

Lower Ground - **510 sq ft** (47.3 sq m)

Tenure

The premises are held by way of lease until 8th September 2029. There is a provision to review the rent on 9th September 2024. The lease is held on an effective full repairing and insuring basis.

Rent

The current passing rent is **£17,000 per annum**, exclusive of all other outgoings.

Terms

The lease, goodwill, fixtures and fittings are available to purchase.

Offers in the region of **£50,000** are invited for the going concern, excluding the stock.

The last 3 years Profit & Loss accounts are available on request.

An inventory is also available on request listing the items included and those to be excluded.

Business Rates

The rateable value is £14,750. Small Business Rates Relief will apply. Interested parties are advised to contact Tunbridge Wells Borough Council direct to establish the amount payable – 01892 52121.

Legal Costs

Each party to be responsible for their own costs, with those of the landlord, to approve the assignment of the lease, being met by the ingoing tenant / purchaser.

Viewing Arrangements

Strictly by appointment and accompanied.

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Subject to contract, availability & proof of funds.



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