



Chartered surveyors
and property consultants



“The Pantiles Vintry” • 7 The Pantiles • Royal Tunbridge Wells • Kent TN2 5TD
Retail / Class E Premises - To Let - 1288 sq ft

Location

Royal Tunbridge Wells: Affluent, Connected, and Full of Character

Royal Tunbridge Wells is a prosperous and historic spa town, ideally located around 35 miles southeast of central London. With direct train services offering typical journey times of just 50 minutes, it is a popular choice for London commuters seeking a higher quality of life.

The town is renowned for its excellent grammar and independent schools, supporting consistently high house prices and a well-educated, professional population. It also boasts one of the lowest unemployment rates in Kent and a robust local economy, driven by a thriving community of small and micro businesses (SMEs) with strong survival rates.

Major employers such as AXA add to the area's economic stability, while the town's rich cultural heritage and natural beauty make it a magnet for tourists.

The Pantiles: Tunbridge Wells' Premier Destination

At the heart of the town lies The Pantiles — a stunning Georgian colonnade steeped in history and now a buzzing hub of retail, leisure, and entertainment. Famous for the Chalybeate Spring and elegant architecture, The Pantiles blends old-world charm with a modern, cosmopolitan atmosphere.

As well as attracting discerning shoppers and diners, The Pantiles is home to a vibrant year-round events programme, hosting over 100 activities annually. Highlights include regular artisan markets, food and drink festivals, and the hugely popular *Music on The Pantiles* — a weekly live music series running throughout the spring and summer months.

With high footfall, cultural significance, and a premium setting, The Pantiles offers an unrivalled location for forward-thinking businesses.

Description

A former café / co-working premises and part of a character period building believed to date back to 1768.

The premises is arranged over ground, first, and has a basement cellar.

The principal ground floor area is predominately open plan and includes a bar area, open kitchen areas, and a separate meeting / dining room to the rear. There is a spiral staircase leading to a large landing area - formerly a seating area and there is also a large separate office / function room overlooking The Pantiles. There is a WC on this floor.

There is a basement / cellar, integrally accessed from the ground floor.

There is a licensed outside seating area (available by separate negotiation - details on request).

Floor Areas

Ground -	920 sq ft
First -	368 sq ft (excluding landing area)
Basement -	not measured

Rent

£40,000 per annum, exclusive of all other outgoings.

Terms

New lease terms by arrangement.

Business Rates

The Rateable Value is £33,750. Interested parties are advised to contact Tunbridge Wells Borough Council to clarify the amount payable after the current reliefs and discounts – 01892 516121.

Service Charge

On application.

Important Note:

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- (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;
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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.

Subject to contract. Subject to accounts and references. A rent deposit will be required.



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