

TUNBRIDGE WELLS

UNIT A, 1887 THE PANTILES TN2 5FQ



Commercial Opportunity – To Let

LOCATION

Royal Tunbridge Wells is an affluent town in west Kent with a population of approximately 115,000 people, predominantly within ABC1 socioeconomic group.

The town boasts a wealth of history being a Royal spa town and is very popular with commuters and families with its range of schools, regular train services to London and easy access to the south coast. A five-minute walk takes you to Tunbridge Wells station. Journeys towards London are fast, frequent and convenient – just 44 minutes to London Bridge and the City, and only 53 minutes to Charing Cross

This is an excellent opportunity for retailers and restaurant/café operators seeking an opening in this highly sought-after Royal Spa town location, with scope for outside seating. The Historic Pantiles is a popular destination for both local residents and tourists, with a wide range of restaurants, bars, cafés and specialist retailers. Added attraction is gained from regular events held throughout the year, including; Jazz on The Pantiles, the Farmers Market and the Makers Fair.

ACCOMMODATION

The property set within the 1887 development at the southern end of The Pantiles. Unit A is set at ground level with the entrance to the scheme and the terrace to the front where there is an area for external seating alongside the fountain.

Internally, the unit is on a single level but following the undulations in the town provides an elevated position once at the rear with an excellent view and bi-folding doors.

The premises is approximately 2,500 sq ft (232.25 sq m) and is currently fully fitted with a bar, air conditioning, an accessible toilet and furnishings, some of which may be available by negotiation.



RATING ASSESSMENT

Current Rateable Value £82,000

Prospective occupiers should make their own enquiries to verify this information and may wish to challenge the current rating assessment.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed purchaser will be required to provide sufficient information to comply with the Money Laundering Regulations.

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Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001



TERMS

The property is available by way of an assignment of the existing lease or a new sublease expiring no later than 30th June 2032 at a rent of:

Current: £36,000 pa

30/06/27: £37,000 pa

30/06/28: £38,000 pa.

The outgoing Tenant is seeking a premium for the fixtures & fittings. Exact details and handover specification are to be agreed.

There is a tenant option to break after the 5th year - 30/06/2028.

Alternatively, a new lease may be available for terms to be agreed.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

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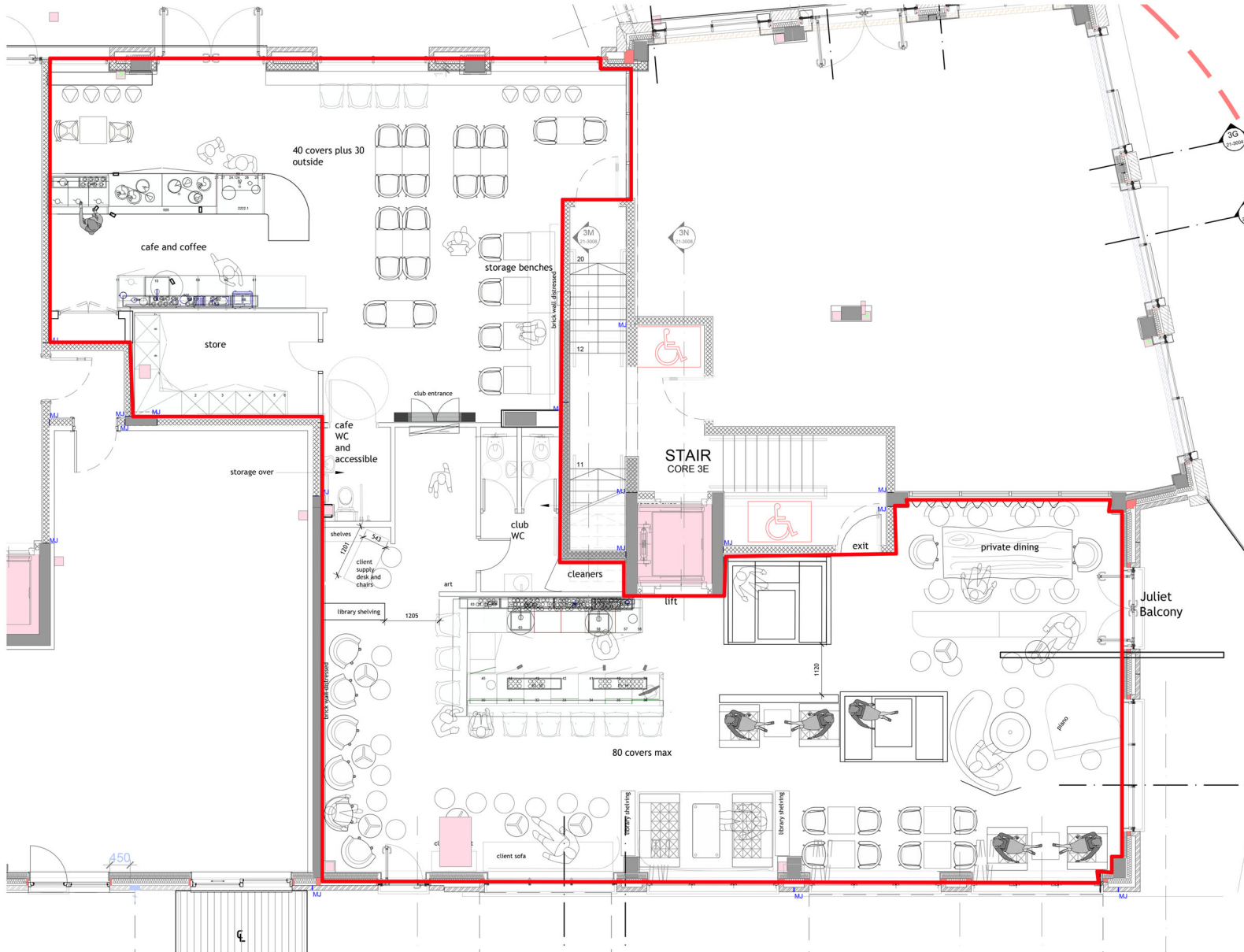


SURVEY

General Notes

All discrepancies to be reported
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No.	Revision/Issue	Date
1	1	1

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Project Name and Address
Club Quantum
 -Tunbridge Wells-

Ground

REF	xxx-GA-002	Sheet
Job No.	032	B
Date	11.08.2023	
Scale	A1 scale	