

FOR SALE
(BUSINESS UNAFFECTED)
RARE OPPORTUNITY



FOR SALE - Town Centre Investment Opportunity
Producing £18,500 Per Annum
| The Pantiles, Tunbridge Wells, Kent TN2 5TD

When experience counts... **bracketts** est. 1828

**FOR SALE
(BUSINESS UNAFFECTED)**

TOWN CENTRE INVESTMENT

PRODUCING £18,500 PER ANNUM

GUIDE PRICE £230,000

**I THE PANTILES
TUNBRIDGE WELLS
KENT
TN2 5TD**



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Kent TN1 1UU

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LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London. The Borough has a resident population of around 100,000.

The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 motorway and has a frequent train service to central London (approximately 60 minutes).

The property is situated in a highly prominent position at the entrance to the historic Pantiles. The Pantiles provides a distinctive pedestrianised shopping environment amongst historic buildings and is a focal point for specialist retailers, gift shops and, increasingly, wine bars and restaurants. The property has frontage to both Nevill Street and The Pantiles.

DESCRIPTION

The property forms part of a larger 3/4 storey grade II listed, mixed use building and comprises ground floor retail premises and a separate store room with display window.

ACCOMMODATION

Ground Floor:

Main Shop

Sales NIA approx. 329ft² [30.5m²]
Teapoint (next to WC) NIA approx. 21ft² [1.9m²]
WC

Store / Display Area

Stores NIA approx. 43ft² [4.0m²]

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

TENURE

Ground lease for a term of 999 years (less 3 days) from 1 April 2004 at a rent of one peppercorn per annum [Title K875867] subject to the existing occupational lease.

The premises are let to Wood-Knit Bee Ltd guaranteed by a private individual for a term of 10 years from 24 March 2026 at a rent of £18,500 per annum. The rent is payable monthly in advance. The lease incorporates a rent review at 24 March 2031 and a tenant break option at 23 March 2031. The provisions of Sections 24-28 inclusive of the Landlord & Tenant Act 1954 are excluded from the lease. The Tenant has operated from the premises since 2016.

A copy of the ground lease and occupational lease is available upon request.

Note - a connected party to our client owns a 25% stake in the superior landlord company (Unit 4 The Pantiles Limited) which holds a ground lease of Unit 1, Unit 2 and the Kiosk for a term of 999 years at a rent of one peppercorn. The connected party has indicated that his 25% share in this company may be available by separate negotiation.

GUIDE PRICE

£230,000 (TWO HUNDRED AND THIRTY THOUSAND POUNDS)

We are advised that VAT is applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that 1 The Pantiles is described as Shop & Premises and has a Rateable Value of £18,750.

We have identified a further Rateable Value for 1A The Pantiles which describes the premises as Shop & premises and has a Rateable Value of £4,300.

The small business non-domestic rating multiplier for 2026/2027 is 43.2 pence in the £.

Any applicants are strongly advised to make their own enquiries of the local rating authority to verify this information.

LEGAL COSTS

Each party to pay own costs.

VIEWING

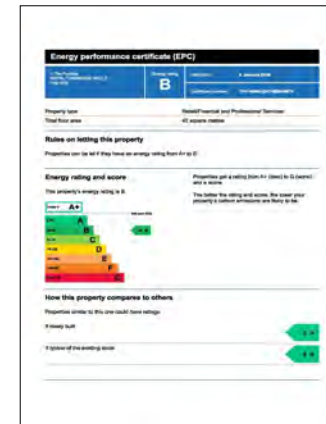
Strictly by prior appointment with the sole agent:

Bracketts

Darrell Barber MRICS

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SUBJECT TO CONTRACT, LANDLORD CONSENT (IF REQUIRED) AND PROOF OF FUNDS.

SUBJECT TO COMPLETION OF AML DUE DILIGENCE.

18.05.26.DB

