



GROUND FLOOR SHOP/RESTAURANT AND BASEMENT TO LET

NEW LEASE £30,000 p.a.

📍 **38 THE PANTILES, TUNBRIDGE WELLS, TN2 5TN**



KEY FEATURES

- Prominent High Street position
- Outside seating area
- Total floor area: 1776 sq.ft. (164.97) plus basement.

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SITUATION & DESCRIPTION

The property is located on The Pantiles, one of Royal Tunbridge Wells' best-known and most popular shopping and leisure destinations. The area is home to a wide variety of independent shops, cafés, restaurants, bars and galleries, attracting both local residents and visitors throughout the year.

The town centre and Tunbridge Wells railway station are both within easy walking distance, providing good transport links and helping to generate strong levels of footfall.

The property comprises a café arranged over the ground floor with a kitchen and ancillary accommodation in the basement. The premises also benefit from outside seating, WC facilities and additional storage space.

ACCOMMODATION

Main Sales Area:	552 sq.ft.	(51.3 sq.m.)
Basement Kitchen:	289 sq.ft.	(26.85 sq.m.)
Total Storage:	477 sq.ft.	(44.35 sq.m.)
Total Floor Area:	1776 sq.ft.	(164.76 sq.m.)

W.C Facilities/ Courtyard/ Outside Seating

EPC RATING -

TBC

PLANNING

Class E Use

Former A3 restaurant and cafe

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £28,750

Estimated business rates payable - £10,982.50

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental of £30,000 p.a.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

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MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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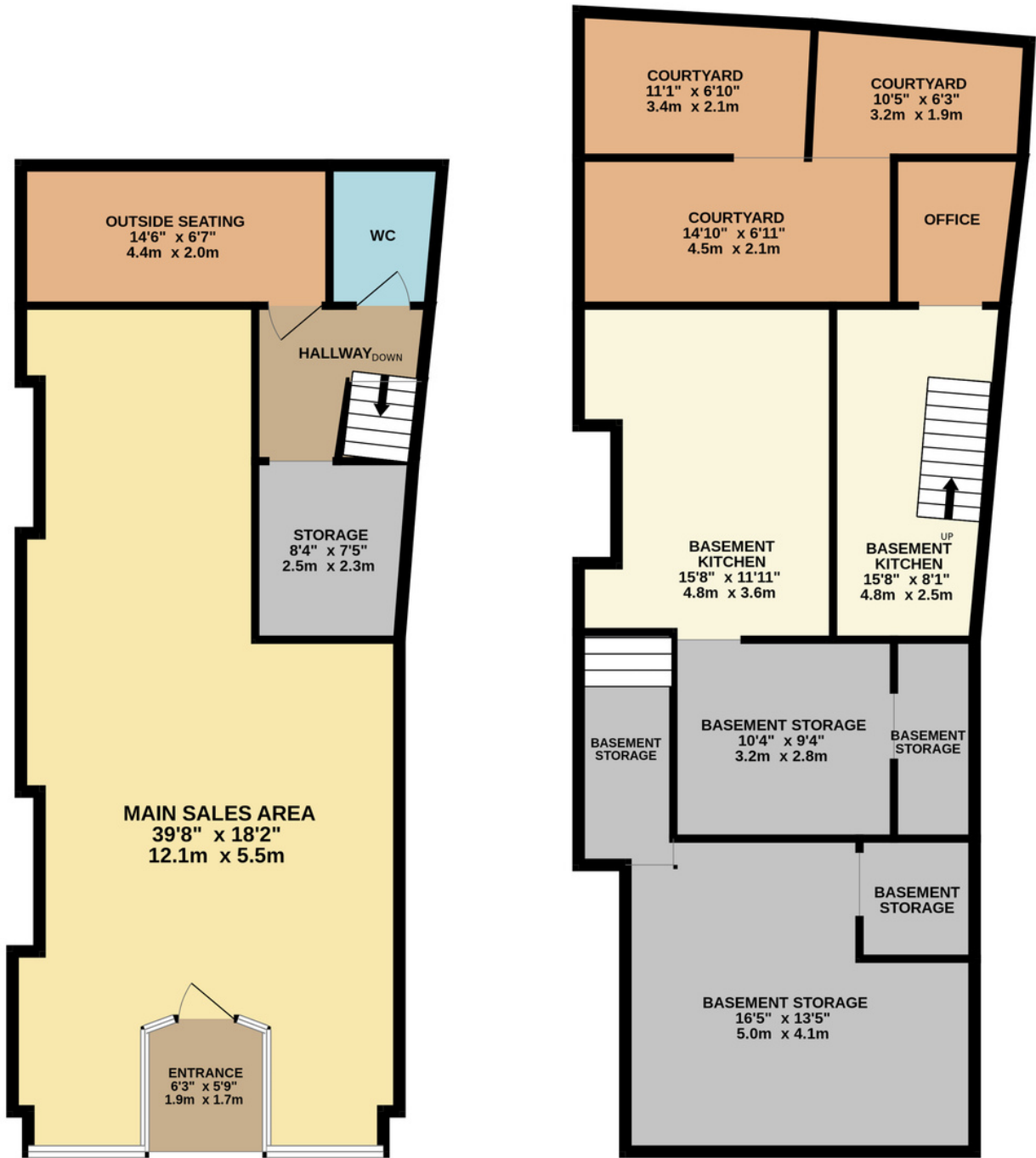
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TOTAL FLOOR
1810 sq.ft. (168.2 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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