

**FOR SALE**  
**RARE OPPORTUNITY**



**FOR SALE - Ground Leasehold Premises with courtyard garden**  
**Total NIA approx. 822ft<sup>2</sup> [76.3m<sup>2</sup>]**  
**27 The Pantiles, Tunbridge Wells, Kent TN2 5TD**

*When experience counts...*

est. 1828  
**bracketts**

**FOR SALE**

**GROUND LEASEHOLD PREMISES  
WITH COURTYARD GARDEN**

**NIA APPROX. 822FT<sup>2</sup> [76.3M<sup>2</sup>]**

**OFFERS IN EXCESS OF  
£225,000**

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



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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 within 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 forms part of the lower walk to the rear of Sankeys Oyster Bar and Mottrams.

## DESCRIPTION

The property comprises ground and basement floors of an historic, Grade II Listed period building within The Pantiles.

## ACCOMMODATION

### Ground Floor:

Sales	NIA approx. 358ft <sup>2</sup> [33.3m <sup>2</sup> ]
Rear passage/store	NIA approx. 32ft <sup>2</sup> [2.9m <sup>2</sup> ]
Rear store	NIA approx. 23ft <sup>2</sup> [2.1m <sup>2</sup> ]

### Basement (ground floor at rear):

Sales/stores	NIA approx. 409ft <sup>2</sup> [38.0m <sup>2</sup> ]
WC	
Courtyard garden	

**Total NIA approx. 822ft<sup>2</sup> [76.3m<sup>2</sup>]**

### 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 expiring 17 June 2137 at a rent of one peppercorn per annum [Title K909679] with vacant possession.

A copy of the ground lease is available upon request.

## GUIDE PRICE

Offers in excess of £225,000 (TWO HUNDRED AND TWENTY FIVE THOUSAND POUNDS)

## VAT

We are advised that VAT is not applicable.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as Shop and Premises has a Rateable Value of £13,250.

The small business non-domestic rating multiplier for 2024/2025 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local rating authority.

## LEGAL COSTS

Each party to pay own costs.

## VIEWING

Strictly by prior appointment with the sole agent:

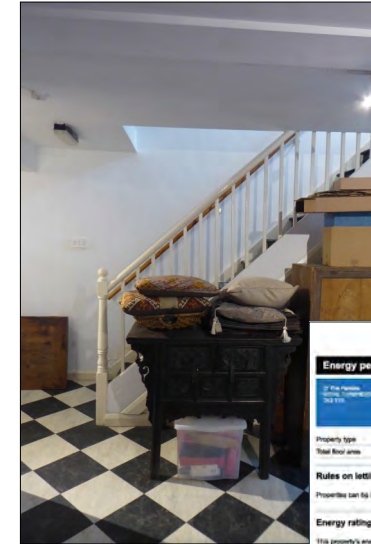
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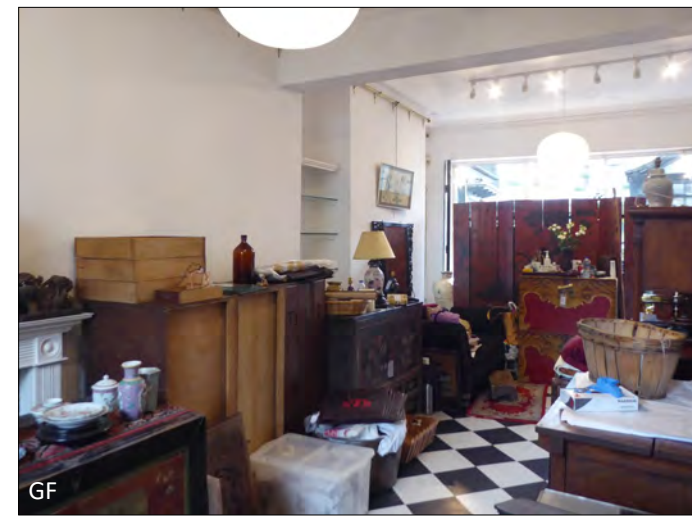
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SUBJECT TO CONTRACT, LANDLORD CONSENT (IF REQUIRED) AND PROOF OF FUNDS.

24.03.25/DB





LGF



GF



Rear Courtyard



LGF



Rear Courtyard



LGF

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