

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



FOR SALE - Ground Leasehold Premises with courtyard garden  
Total NIA approx. 786ft<sup>2</sup> [73.0m<sup>2</sup>]  
25 The Pantiles, Tunbridge Wells, Kent TN2 5TD

When experience counts...

est. 1828  
**bracketts**

**FOR SALE**

**GROUND LEASEHOLD PREMISES  
NIA APPROX. 786FT<sup>2</sup> [73.0M<sup>2</sup>]**

**GUIDE PRICE £250,000**

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

**ONE BEDROOM FLAT ABOVE (25A) ALSO  
AVAILABLE BY SEPARATE NEGOTIATION**



27/29 High Street, Tunbridge Wells  
Kent TN1 1UU

Tel: (01892) 533733

E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)  
[www.bracketts.co.uk](http://www.bracketts.co.uk)



## 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 lower ground floors of an historic, Grade II Listed period building within The Pantiles. Due to the topography the lower ground floor is at ground floor level at the rear of the building.

## ACCOMMODATION

### Ground Floor:

Sales	NIA approx. 369ft <sup>2</sup> [34.2m <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> ]

### 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.

## Lower Ground Floor (ground floor at rear):

Sales/stores/kitchen WC NIA approx. 362ft<sup>2</sup> [33.6m<sup>2</sup>]  
Courtyard garden (subject to rights of way)

**Total NIA approx. 786ft<sup>2</sup> [73m<sup>2</sup>]**

## TENURE

A new ground lease for a term of 100 years at a rent of one peppercorn per annum with vacant possession.

A one-bedroom flat above (25A) is also available by separate negotiation. Further information upon request.

## GUIDE PRICE

£250,000 [TWO HUNDRED AND FIFTY 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 £16,250.

The small business non-domestic rating multiplier for 2026/2027 is 43.2 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: **Bracketts**  
Darrell Barber MRICS  
T: 01892 533733  
M: 07739 535468  
E: darrell@bracketts.co.uk



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

SUBJECT TO AML DUE DILIGENCE

27.04.26/DB



GF



GF



GF



LGF



LGF



LGF

25 The Pantiles, Tunbridge Wells, Kent TN2 5TD

