

FOR SALE
FREEHOLD
**** PRICE REDUCTION ****



FOR SALE - FREEHOLD - Town Centre Restaurant
Arranged over 4 floors - GIA Approx. 3,104 ft² [288.3 m²]
71 Calverley Road, Tunbridge Wells TN1 2UY

When experience counts...

est. 1828
bracketts

FOR SALE - FREEHOLD

TOWN CENTRE RESTAURANT

GIA APPROX. 3,104 ft² [288.3 m²]

GUIDE PRICE £750,000

71 CALVERLEY ROAD
TUNBRIDGE WELLS

KENT
TN1 2UY



27/29 High Street, Tunbridge Wells
Kent TN1 1UU
Tel: (01892) 533733
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www.bracketts.co.uk

SUBJECT TO CONTRACT AND PROOF OF FUNDS



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 the Capital (journey time of approximately 60 minutes).

The property is situated on the northern side of the non-pedestrianised section of Calverley Road approximately 150 metres from the junction with Monson Road/ Camden Road. Nearby occupiers include AGA, Giggling Squid, Sussex Beds, Sharps together with a mix of local retailers and food operators.

DESCRIPTION

A four-storey Grade II Listed restaurant in the centre of Royal Tunbridge Wells.

The restaurant is arranged over ground, lower ground and first floors with two rooms on the second floor currently used as staff break-out / rest rooms and storage.

We are advised that most of the existing fixtures, fittings and furniture will be removed prior to completion - exact scope to be confirmed.

ACCOMMODATION

Ground Floor:

Main restaurant approx.	954 ft ²	[88.6 m ²]
Kitchen approx.	271 ft ²	[25.1 m ²]
2 x WCs & Stores approx.	91 ft ²	[17.7 m ²]
Understairs Store approx.	24 ft ²	[2.2 m ²]
Courtyard Garden approx.	141 ft ²	[13.0 m ²]

Lower Ground Floor:

Restaurant approx.	605 ft ²	[56.2 m ²]
2 x WCs approx.	56 ft ²	[5.2 m ²]

First Floor:

Function Room approx.	481 ft ²	[44.6 m ²]
WC approx.	31 ft ²	[2.8 m ²]
Store approx.	206 ft ²	[19.1 m ²]
WCs / Shower Room approx.	49 ft ²	[4.5 m ²]

Second Floor:

Room 1 approx.	140 ft ²	[13.0 m ²]
Room 2 approx.	96 ft ²	[8.9 m ²]

**TOTAL GIA APPROX. 3,104 FT² [288.3 M²]
PLUS COURTYARD**

TENURE

Freehold with vacant possession.

GUIDE PRICE

£750,000 [SEVEN HUNDRED AND FIFTY THOUSAND POUNDS]

VAT

We are advised that VAT is not applicable.

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the premises are referred to as Basement and Ground Floor, although the valuation also includes reference to the First Floor. There is no reference to the Second Floor. The Rateable Value being £54,000.

The standard UBR for 2025 / 2026 is 55.5 pence in the £. Interested parties are strongly advised to make their own enquiries of the local Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent:
Bracketts Tel: 01892 533733
Darrell Barber MRICS – darrell@bracketts.co.uk

Subject to contract & proof of funds

REV 14.05.25/DB

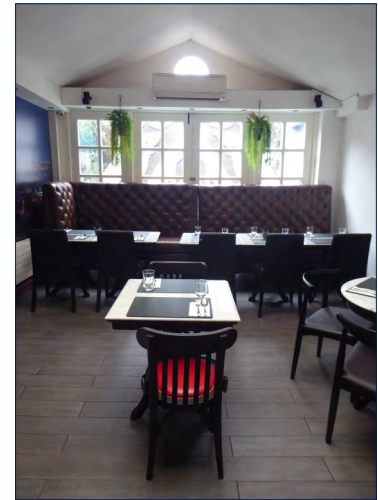
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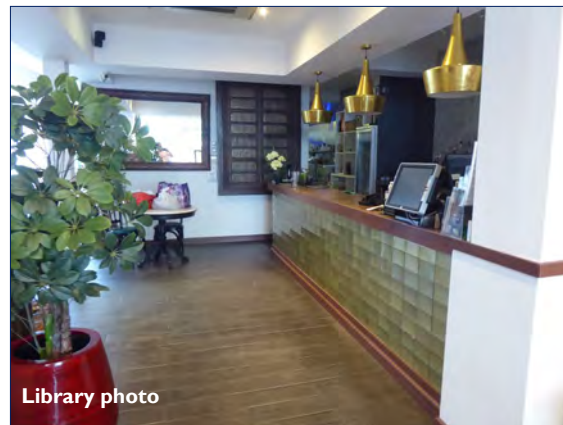




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