

23 THE PANTILES

ROYAL TUNBRIDGE WELLS

TN2 5TD

PRIME RETAIL AND RESIDENTIAL INVESTMENT



INVESTMENT SUMMARY

- A rare opportunity to acquire a retail and residential property located in the historic Lower Walks of The Pantiles, Royal Tunbridge Wells, Kent.
- Affluent retail catchment of 115,000 persons.
- A rare opportunity to purchase a complete building, last offered to market in 1995.
- Prominently located property providing a total of 2,352 sq ft (218.5 sq m). Arranged over ground, basement and three upper floors.
- Pre-planning application to convert basement from retail to independent residential and to split the upper floors into two separate flats.
- Full vacant possession.
- Offers in excess of **£840,000 (Eight Hundred and Forty Thousand Pounds)** subject to contract.





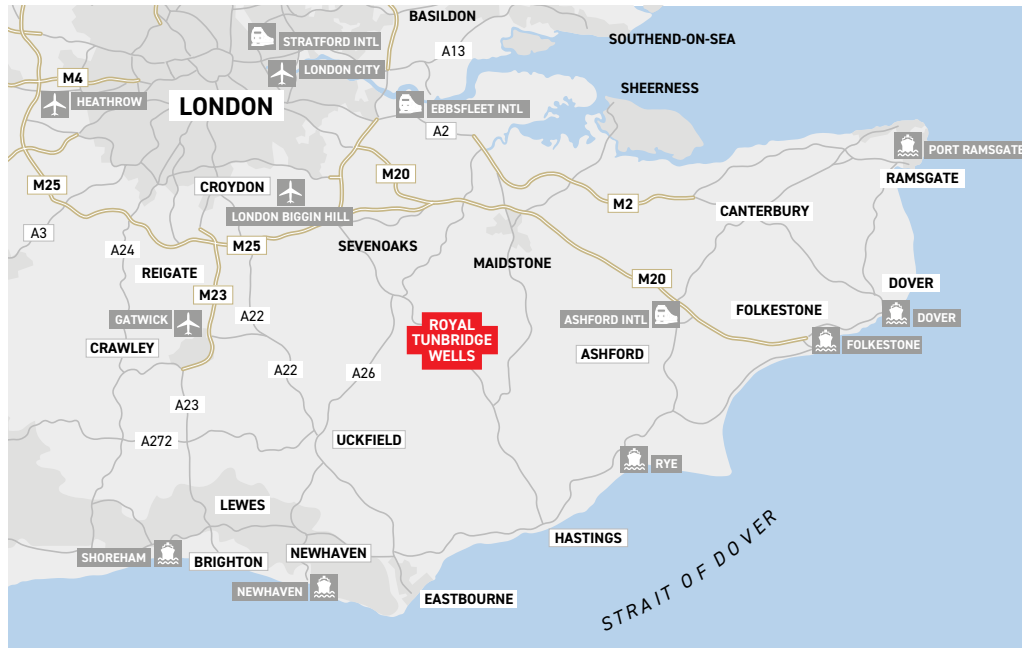
ROYAL TUNBRIDGE WELLS

Royal Tunbridge Wells is an affluent town in west Kent with a population of approximately 115,000 people, predominantly within ABC1 socioeconomic group.

The town boasts a wealth of history being a Royal spa town and is very popular with commuters, and families with its range of respected Independent & state schools.

The Pantiles is 10 minutes walk from the mainline train station which offers regular train services to London and easy access to the south coast.

Sevenoaks	17 miles	28 mins	
Ebbsfleet International	35 miles	44 mins	
Gatwick Airport	26 miles	51 mins	
Heathrow Airport	66 miles	1hr 16 mins	
London Bridge		44 mins	
Ashford International		51 mins	
London Charing Cross		57 mins	



All plans are for indicative purposes only. Not to scale.





THE PANTILES

The Pantiles is formed by a Georgian colonnade with a central square opposite the Lower Walks, where 23 The Pantiles is situated in an elegant Grade II listed building.

The property benefits from views over the central Pantiles square and towards the historic colonnade.

The Pantiles was also known as “The Walks” and the (Royal) “Parade”, which leads from the well that gave the town its name. The area, developed following the discovery of a chalybeate spring in 1606.

The area is now known for its famous Jazz nights, diverse boutique shops and mix of popular cafes, restaurants and bars.



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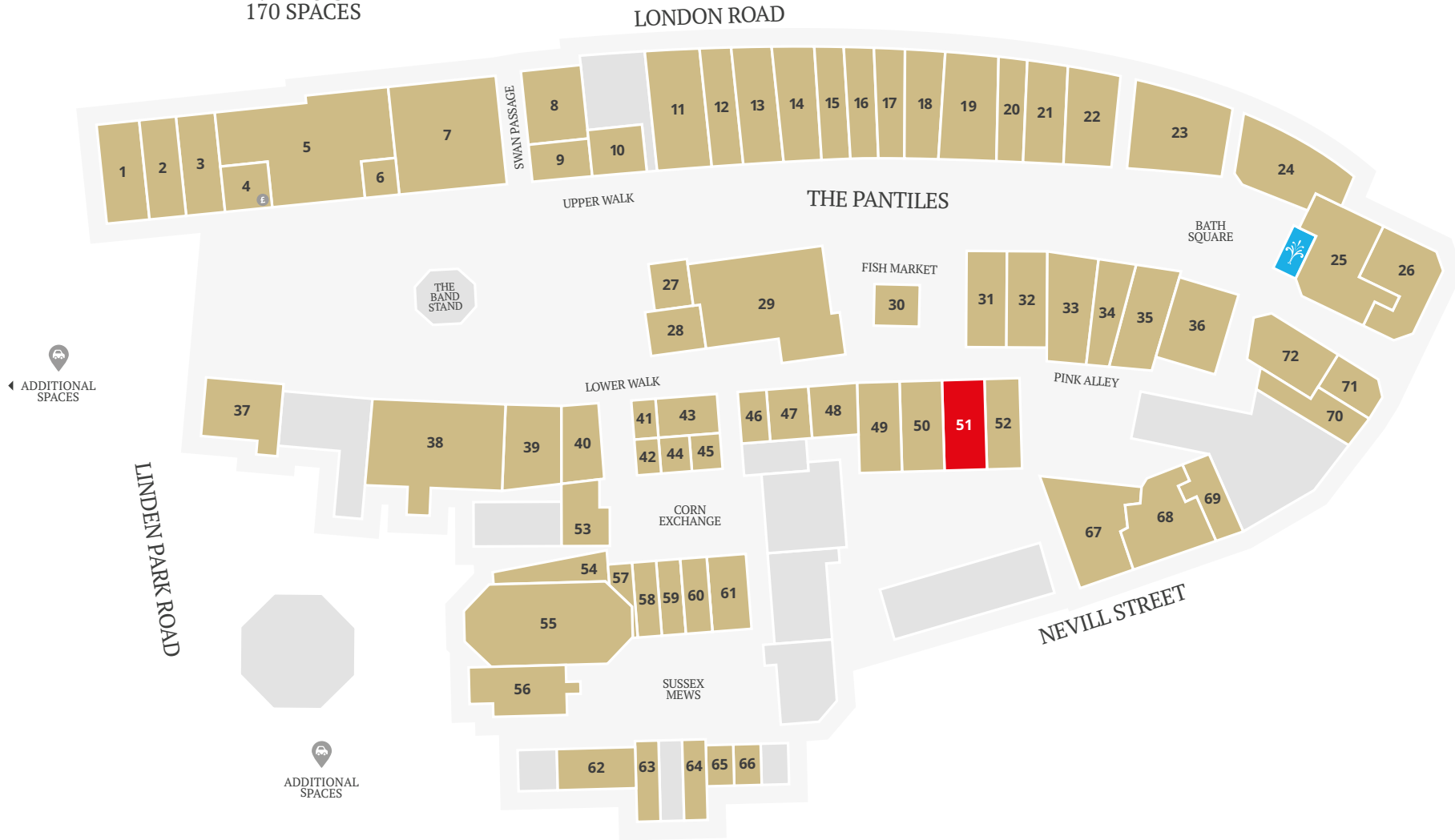
BARS & RESTAURANTS

1. Thackerays
2. Tunbridge Wells Hotel
3. Sankeys Oyster Bar
4. Hotel du Vin
5. The Ivy

ENTERTAINMENT

6. Jazz on the Pantiles
7. Trinity Theatre
8. The Assembly Halls
9. The Forum
10. Local Tennis, Golf and private member clubs


THE PANTILES CAR PARK
 170 SPACES



31b	47
And So To Bed	72
Bella Vou	43
Beumée	9
Catherine Hills Jewellery	52
Choice Carpets	70
Collared	35
Dee Airey Photography	15
Eggs Eleven	34
Fairfax Gallery	51
Framptons	26
Futon Company	24
Hattons	14
Imperial Pharmacy	25
Judy Mott	62
Kirthon	6
Kumquat	18
La Casa Vecchia	2
Maddisons Residential	38
Mirror Beauty	69
Natasha Hodges Hair	8
The Philanthropist	10
Pantiles Cameras	21
Pantiles Oriental Carpets	46
Pantiles Podiatry	57
Peter Jenner	27
Ripples	33
Royal Tunbridge Wells Arts Society	37
Sankey's	30
Studio One	38
Sweet Fifteen	32
Taw	3
The CakeShed	17
The Duke of York	31
The Grey Lady	1
The Pantiles Bride	16
The Pantiles Cafe	12
The Pantiles Tap	28
The Ragged Trousers	11
The Rug Shop	68
The Spa Galleries	20
The Sussex Arms	56
The Tunbridge Wells Hotel	7
The Voice Studio	65
Thurwell's	63
Trevor Mottram	29
Tunbridge Wells Interiors	71
TWC Chiropractic	38
Yiju	49

DESCRIPTION

Entire elegant Grade II Listed Georgian building.

Currently, the property is designated as retail over the ground & basement with a residential maisonette over the first, second and third floors.

The basement benefits from rear access leading onto a courtyard.



Third Floor Bedroom



Second Floor Reception



First Floor Front



Basement Level



Ground Floor Retail

Exterior Front



Exterior Rear



ACCOMMODATION

The property provides the following accommodation:-

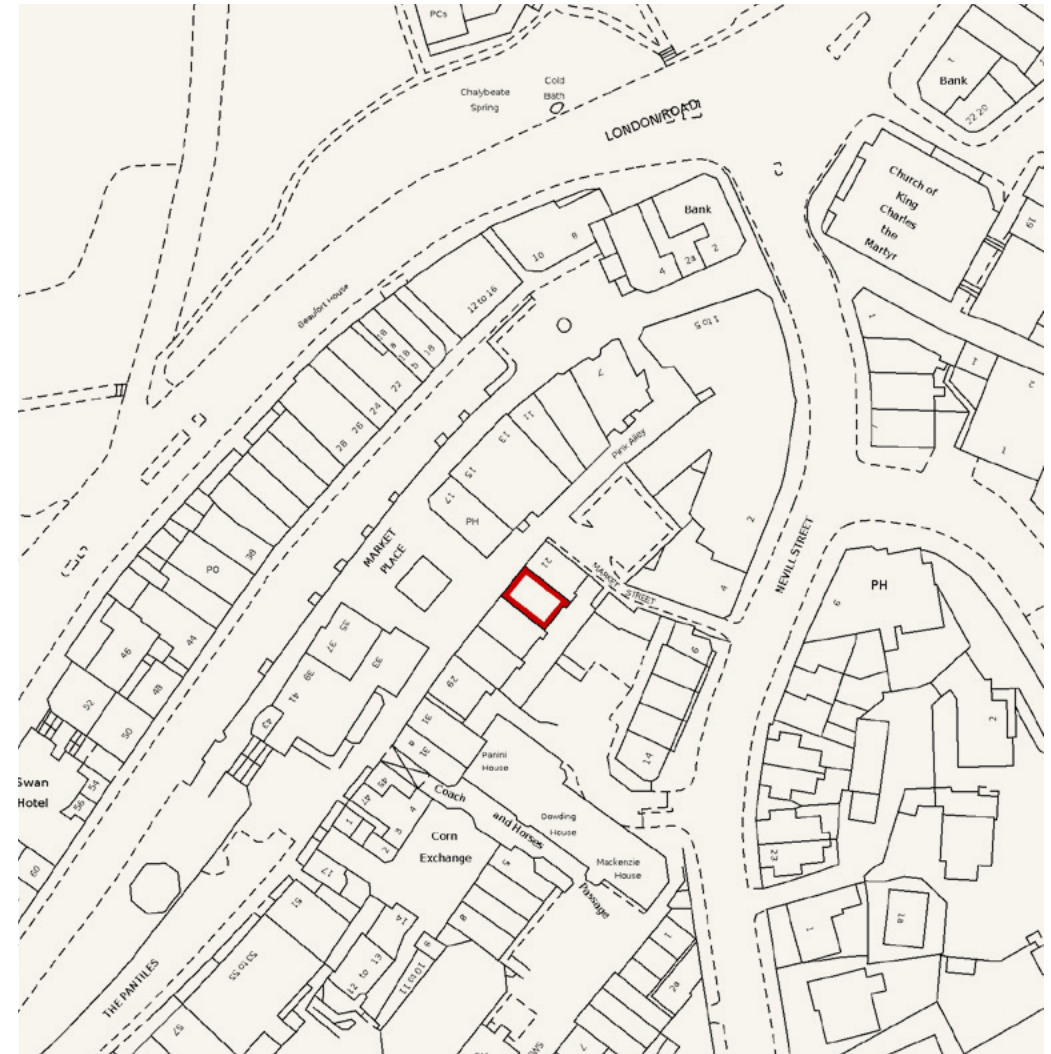
FLOOR	USE	FLOOR AREA (SQ FT)	FLOOR AREA (SQ M)
Basement	Retail / Storage	471	43.8
Ground	Retail	380	35.3
First	Retail	417	38.7
Second / Third	Maisonette	1,084	100.7
TOTAL		2,352	218.5



TENURE

Ownership is shown in Red.

A 150-year long lease from 24th June 1987 at a peppercorn rent with a 113 year unexpired term.

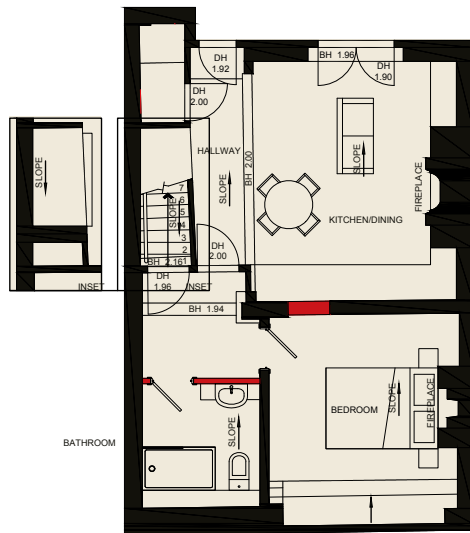


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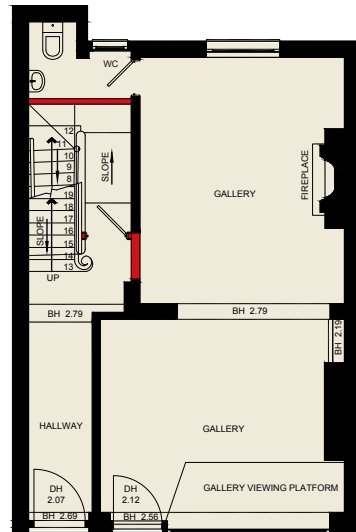
DEVELOPMENT POTENTIAL

Our planning consultant, John Bullock Design, has obtained a pre-planning application advice, 10th of January 2024, from Tunbridge Wells Borough Council. To change the use and internal alteration to create three independently accessed residential units at basement, first and second/third floor with an independent retail unit at ground floor.

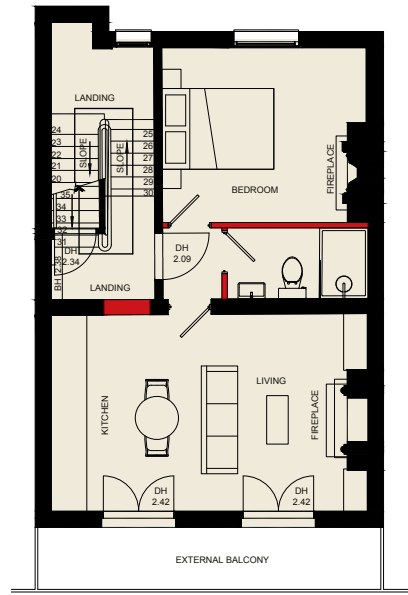
PROPOSED FLOORPLANS



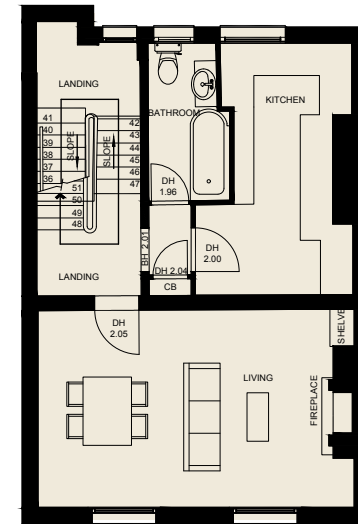
BASEMENT



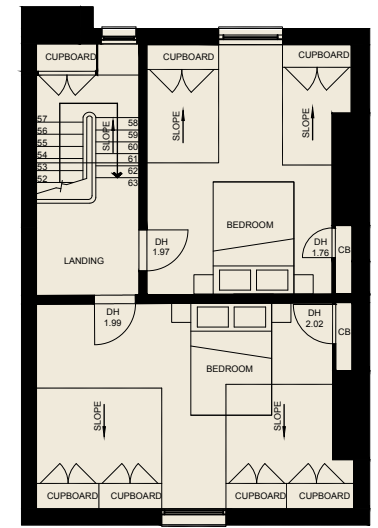
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

EPC

Energy performance certificates are available upon request.

VAT

The property is not currently elected for VAT and accordingly will not be payable on the purchase.

ANTI-MONEY LAUNDERING

The purchaser will be required to provide information as requested in order to comply with anti-money laundering and KYC policy.

DATA SITE

A Data site with all the legal documents is available on request.

PROPOSAL

Our client is seeking offers in excess of **£840,000 (Eight Hundred and Forty Thousand Pounds)** for the long leasehold interest subject to contract.

A purchase at this level reflects a price of **£357 psf**.

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on their own behalf and on behalf of the vendors / lessors of the properties whose agent Steward & Partners LLP are, give notice that: 1 (a) All particulars provided are given as a general outline only for the guidance of the intending purchaser, lessee or tenant, and do not constitute in whole or in part, an offer of contract for sale or lease; (b) Whilst all particulars of properties given including but not limited to descriptions, dimensions, references to condition and necessary permissions for use and occupation and maps are believed to be correct and are given in good faith, they are however given without responsibility. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact; (c) The vendor / lessor does not make or give, and neither Steward & Partners LLP nor any of their members or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to any properties. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor / lessor and a purchaser or tenant. 2 Prospective purchasers / lessees or tenants should not rely on any particulars provided and are strongly advised to; (a) Satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars; (b) Inspect the property and the neighbouring area; ensure that any items expressed to be included are available and in working order. (c) Arrange a full measured, structural (and where appropriate environmental) survey of the property; and (d) Carry out all necessary searches and enquiries. **October 2024.**



FURTHER INFORMATION

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