

# Lot 16, Wagamama, 52-58 Mount Pleasant, Royal Tunbridge Wells,

**Kent TN1 1RB**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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### Property Information

#### Well Let Restaurant Investment

- Let to Wagamama Limited until June 2038 (subject to option)
- Substantial Restaurant of Approx. 8,108 sq. ft. (751.85 sq. m.)
- Wagamama recently extended into 52 Mount Pleasant
- Extensive frontage onto Mount Pleasant
- Busy retailing position in affluent Royal Town
- Nearby occupiers include Cote, Stonegate, Starbucks, Black Sheep Coffee and Sainsbury's

#### Lot

16

#### Auction

27th March 2025

#### Rent

£125,000 per Annum

#### Status

Available

#### Sector

Restaurant

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

11 miles south of Sevenoaks, 30 miles north of Eastbourne, 40 miles south of London

##### Roads

A21, A26, A264, M25 (Junction 5)

##### Rail

Tunbridge Wells Railway Station (approx 40 mins to London Bridge)

##### Air

London Gatwick Airport, London Heathrow Airport

#### Situation

Tunbridge Wells is an affluent and popular commuter town in the heart of Kent. The property is situated on the eastern side of Mount Pleasant Road, 125 metres from Tunbridge Wells Railway Station and adjacent to Calverley Grounds. The property also benefits from being situated opposite Paramount Place, a unique retirement community which will feature 166 residential properties, restaurants, cafes, spa and gym. Nearby occupiers include Cote, Stonegate, Starbucks, Black Sheep Coffee and Sainsbury's.

#### Tenure

Virtual Freehold. Held for a term of 999 years at a peppercorn ground rent.

#### Description

The property comprises a substantial ground floor restaurant with ancillary accommodation on the basement, first and second floors.

#### VAT

VAT is applicable to this lot.

#### Octopus Bridging Loan for Buyers

To be confirmed

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### Tenancy & Accommodation

| Floor        | Use        | Gross Floor Areas<br>Approx. sq. m. | Gross Floor Areas<br>Approx. (sq. ft.) | Tenant                  | Term   | Rent p.a.x. | Rent Review              |
|--------------|------------|-------------------------------------|--|-------------------------|--|-------------|--------------------------|
| Ground       | Restaurant | 308.71                              | (3,323)                                | WAGAMAMA LIMITED<br>(1) | 15 years from 08/06/2023 until 07/06/2038<br>(2) | £125,000    | 08/06/2028<br>08/06/2033 |
| Basement     | Ancillary  | 95.04                               | (1,023)                                |                         |  |             |                          |
| First        | Ancillary  | 174.93                              | (1,883)                                |                         |  |             |                          |
| Second       | Ancillary  | 173.17                              | (1,864)                                |                         |  |             |                          |
| <b>Total</b> |            | <b>751.85</b>                       | <b>(8,108)</b>                         |                         |  |             |                          |

(1) Wagamama are a famous Asian restaurant chain trading from over 170 locations across the UK, for the year ending Wagamama Limited reported a Turnover of £459,322,000, a Pre-Tax Profit of £55,244,000 and a Net Worth of £48,983,000 (NorthRow 10/02/2025).

(2) The lease provides a tenant option to determine on 01/11/2033.

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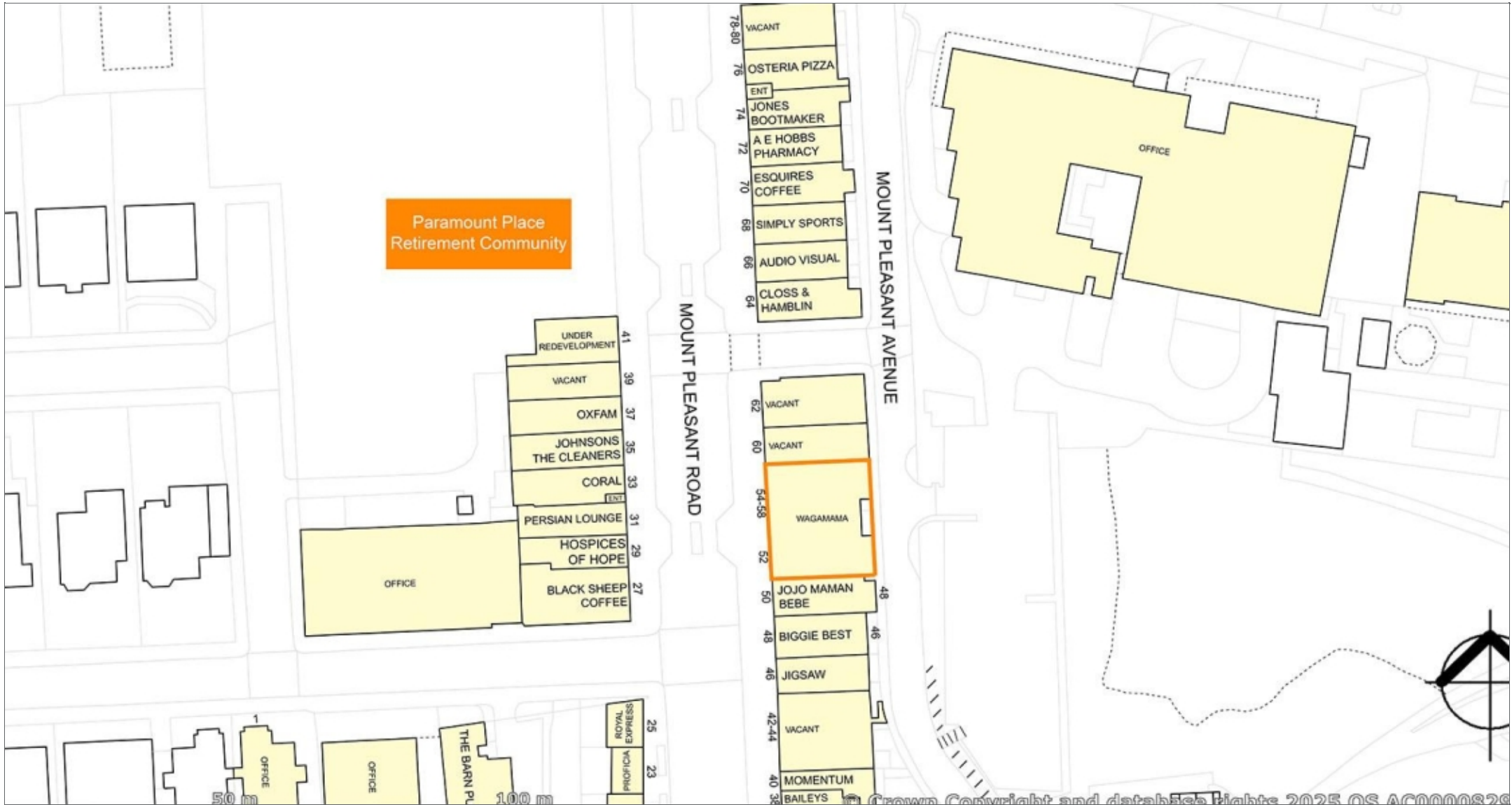
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### Contacts

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