

# 62, The Pantiles Royal Tunbridge Wells, Kent TN2 5TN

lot 3

**Long Leasehold Restaurant Investment**

- Highly affluent and popular commuter town
- Historic leisure, retail and residential area
- Let to Woods Restaurant Limited until 2051 (no breaks)
- Six Week Completion

Gross Rent  
**£25,000**  
per annum  
exclusive



**Location**

Miles: 11 miles south of Sevenoaks  
17 miles south-west of Maidstone  
40 miles south of London  
Roads: A21, A26, M25 (Junction 5)  
Rail: Tunbridge Wells Railway Station (approx 40 mins to London Bridge)  
Air: London Gatwick Airport, London Heathrow Airport

**Situation**

Royal Tunbridge Wells is an affluent and popular commuter town in the heart of Kent. The Pantiles is the historic centre of Tunbridge Wells featuring an eclectic mix of prestigious independent boutique retailers and busy market. The Julian Leefe-Griffiths, Tunbridge Wells Hotel is adjacent to the property and celebrity chef Rosemary Shrager opens a cookery school in the nearby Corn Exchange in

Spring 2013. Restaurants and bars in the immediate area include The Grey Lady, Zapatas Mexican Restaurant, Maslala Indian Restaurant, La Casa Vecchia and The Ragged Trousers.

**Description**

The property, an attractive period building, forms part of a larger Georgian/Victorian terrace. The property comprises a ground floor and upper ground floor restaurant/bar. The upper ground floor offers rear access to the busy London Road (A26).

**Tenure**

Long Leasehold. Held for a term of 125 years from completion of the sale at a rent reserved of £2,250 per annum.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground/ Upper Ground	Restaurant/ Bar	135.34 sq m (1,457 sq ft) 61.50 sq m (662 sq ft)	<b>WOODS RESTAURANT LTD (1) (2)</b>	55 years and 2 months from and including 25/07/1996 and expiring on 27/09/2051 on a full repairing and insuring lease	£25,000	24/06/2016 and 5 yearly to open market rental value
<b>Totals</b>		<b>196.84 sq m (2,119 sq ft)</b>			<b>£25,000</b>	

(1) Woods Restaurant Limited was incorporated in 2006. (www.companieshouse.gov.uk 26/04/2013)  
(2) Woods Restaurant Ltd took an assignment from Mr and Mrs Hammond subject to an AGA.

**For further details please contact:**

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