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and property consultants

68 The Pantiles • Tunbridge Wells • Kent TN2 5TN

Retail Premises - To Let - 1322 sq ft

Location

Royal Tunbridge Wells: Affluent, Connected, and Full of Character

Royal Tunbridge Wells is a prosperous and historic spa town approximately 35 miles southeast of London, with direct rail services offering journey times of around 50 minutes. It is a popular choice for London commuters seeking a higher quality of life.

The town is renowned for its excellent grammar and independent schools, supporting strong house prices and a well-educated, professional population. It also benefits from low unemployment and a robust local economy, driven by a thriving SME community and major employers including AXA.

The Pantiles: Tunbridge Wells' Premier Destination

Located within The Pantiles, the property sits in one of the South East's most distinctive retail and leisure destinations. The historic Georgian colonnade combines period character with a modern, high-quality trading environment. The Pantiles is home to a strong mix of destination restaurants including The Old Fish Market by Sankey's, Essence at The Pantiles by Atul Kochhar, Kumquat, La Casa Vecchia and Charlotte's in The Pantiles, alongside a curated range of boutique retail including fashion, interiors, art, jewelry and antiques.

Footfall & Events

The Pantiles benefits from annual footfall of approximately 1.6 million visitors, enhanced by a vibrant year-round events program. Over 100 events are hosted annually, including artisan markets, food and drink festivals, and the popular Live at The Pantiles music series, driving strong daytime and evening trade and increasing customer dwell time.

Description

A ground floor double-fronted retail / showroom space within the historic colonnade, also benefiting from a separate entrance directly onto London Road.

In addition to the split-level ground floor trading area, there is a first-floor room with internal stair access, together with a basement providing storage, kitchen facilities and WC.

- Ground – 589 sq ft (54.68 sq m)
- First – 195 sq ft (18.08 sq m)
- Basement – 538 sq ft (50.00 sq m)

Total – 1,322 sq ft

An external seating area on The Pantiles may be available by separate license at an additional rent.

Tenure

New lease by arrangement.

Rent

Rental offers being sought in the region of **£29,500 per annum**, exclusive of all other outgoings.

Business Rates

The rateable value, effective 1 April 2026, is £29,500.

Interested parties are advised to contact Tunbridge Wells Borough Council to establish the amount payable after any discounts or reliefs.

Service Charge

On application



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Contact Rupert Farrant on

01892 552 500

rupert@durlings.co.uk

www.durlings.co.uk

**22 Mount Ephriam Road,
Tunbridge Wells,
Kent TN1 1ED**

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