



No.7 Chapel Place

Tunbridge Wells, Kent, TN1 1YQ

Freehold £450,000

- Prime position in historic Tunbridge Wells
- Refurbished Class E unit
- 819 sq ft (GIA) split across two floors
- Attractive premises licence
- Suitable for a wide range of concepts
- Rare freehold opportunity

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SP **Sidney
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LOCATION

No.7 Chapel Place is situated in the affluent and desirable Kent commuter town of Royal Tunbridge Wells. The town lies approximately 30 miles south east of central London, close to the border with East Sussex on the northern edge of the High Weald.

The town boasts a population in the region of 56,500 residents and is an important business and tourist hub. n07 is situated along Chapel Place, at the bottom of the old high street, a charming and boutique parade of independent retailers. The property lies a stone's throw from The Pantiles, a popular Georgian colonnade housing bars, restaurants and boutique stores. The Pantiles is home to the Chalybeate Spring, a natural spa which brought the town to fame.

Royal Tunbridge Wells sits alongside the A21 trunk road which acts as an important dual carriageway running between the M25 at Sevenoaks and the south coast. The A26 also provides fast road access to business hubs at Kings Hill and Maidstone in Kent, as well as Brighton and the south coast. The town is serviced by it's own mainline railway station providing south eastern services into central London, which lies a short walk from the subject property. The town is also serviced by an extensive bus network.

7 Chapel Place is a ground floor and basement Class E unit understood to have been built in 1903. The property has been recently refurbished throughout and is presented to a very high standard.

TRADE AREAS

Entrance from Chapel Place directly into MAIN RETAIL AREA. This area measures in the region of 245 sq ft and incorporates spotlights, reclaimed oak flooring, reclaimed 350 year old timbers and exposed brickwork. The property is serviced by air conditioning, CCTV and alarm system.

Descending a unique spiral staircase is access to the basement. The basement houses a SECOND RETAIL AREA. This area is presented with walnut wood floors and walling, LED lighting, wine chiller and wine cages. This area is understood to measure in the region of 169 sq ft.

Furthermore, there is a STORAGE AREA which houses two basin units and, in turn, provides access to a WC.

Also offset there is a KITCHEN AREA equipped with built in cupboards, sink, microwave and fridge/freezer.

EXTERNAL

To the front of the property on Chapel Place there is an area of pavement which falls within the demise of the property.

LICENCE

A full Premises Licence is held permitting the sale and consumption of alcohol on and off the premises:

Monday to Friday 10:00-23:00

Saturday 10:00-23:45

Sunday 10:00-22:00

SERVICES

All mains services are connected.

Rateable value: £19,500.

Rates Payable: At the standard rate multiplier of 51.2p in the £, with a further 50% discount provided by the Government for 2022.

Local Authority: Tunbridge Wells Borough Council

PLANNING

The property falls within Class E, permitting the property to be utilised for a range of uses including:

- Retail
- Financial and professional services
- Restaurant and café
- Medical services
- Office

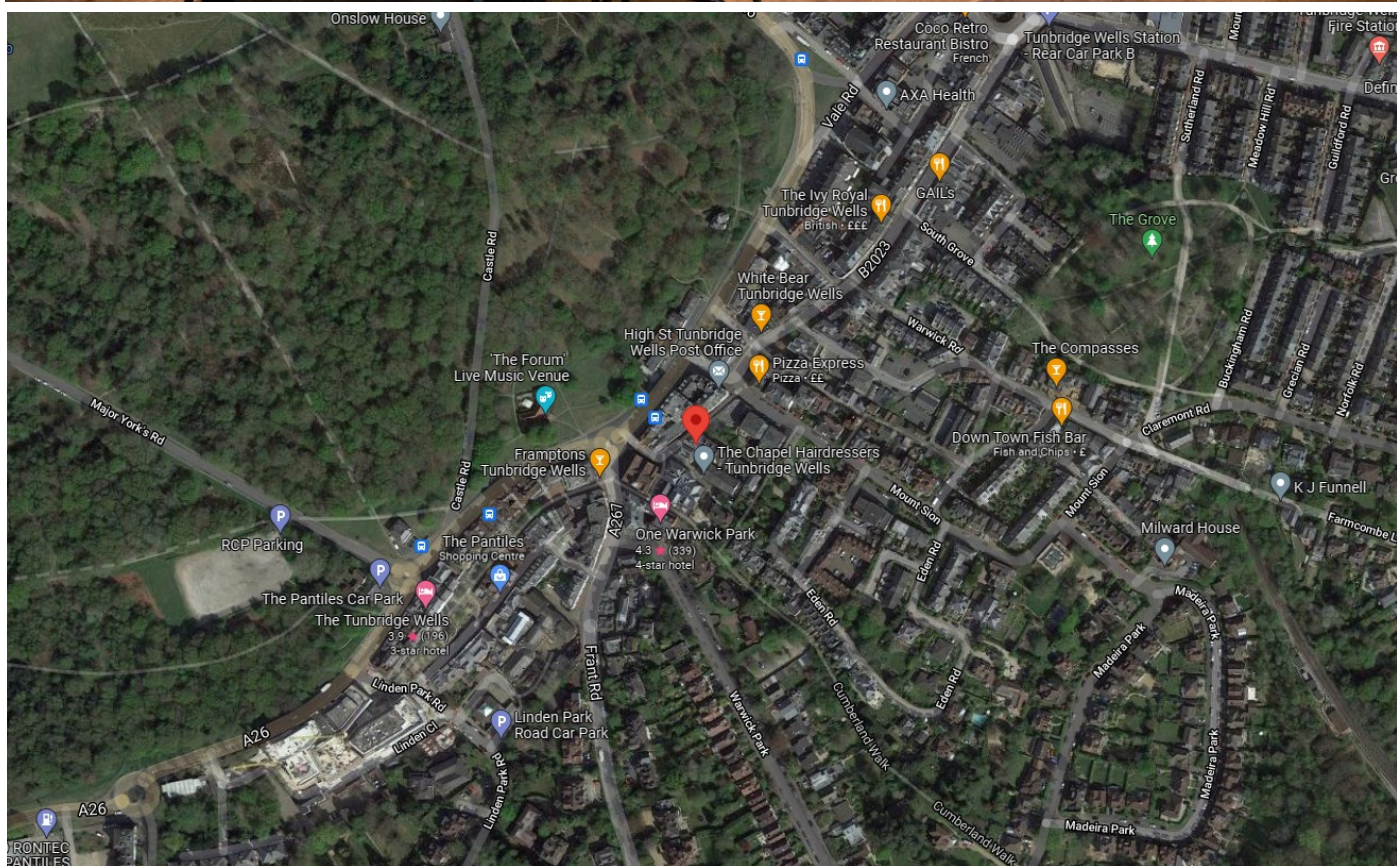


TENURE & PRICE

FREEHOLD £450,000. Sold with Vacant Possession.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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