

# New Hospitality Development Opportunity

THE  
PANTILES

The Pantiles, Tunbridge Wells, Kent, TN2 5TN

Tenure: Leasehold

Rent: On application

[thepantiles.com/commercial-lettings](http://thepantiles.com/commercial-lettings)

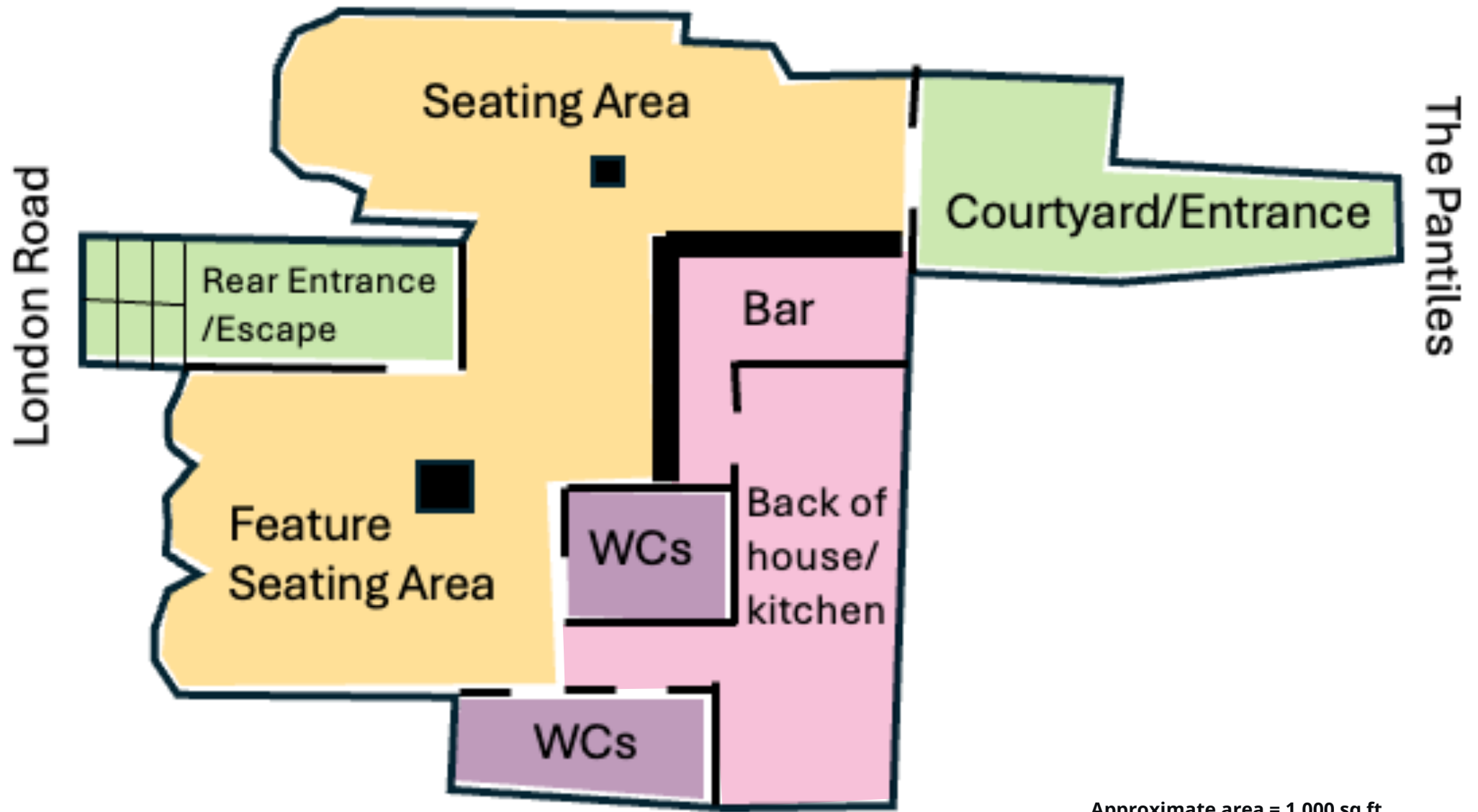




The Pantiles is an attractive historic Georgian shopping parade that, over recent years has seen an influx of exciting F&B operators alongside great locally established operators. This is your chance to operate alongside Michelin Star rated celebrity chef Atul Kocher whose restaurant Essence has confirmed this asset as the place to be to eat and drink in Royal Tunbridge Wells.



# Concept Plan



Approximate area = 1,000 sq ft  
(for identification only - not to scale)



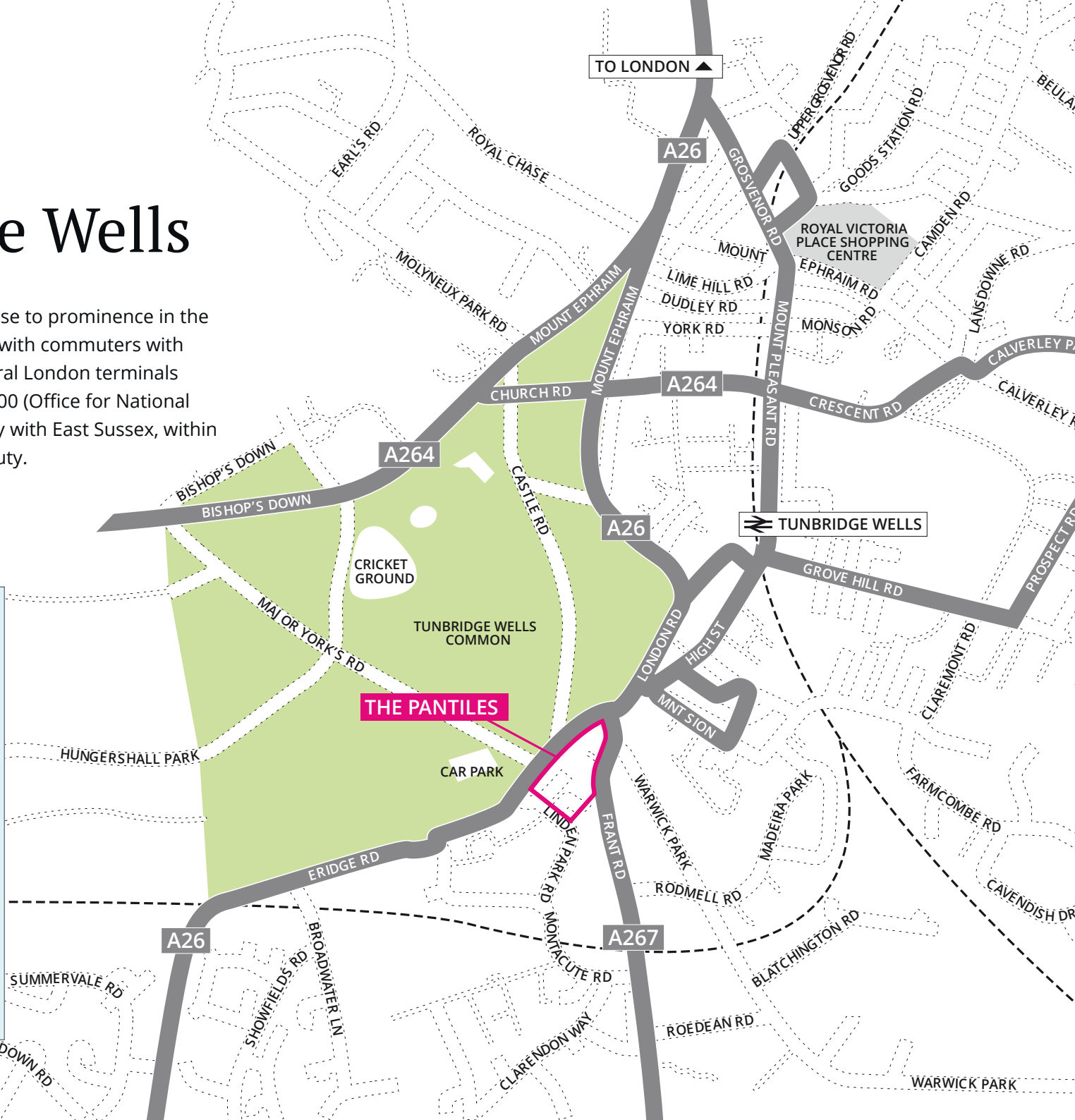
# A New Hospitality Opportunity in the Heart of The Pantiles

## Summary

- Over 1.4 million visitors annually.
- Approximately 1,000 sq ft exclusive dining and drinking opportunity at the heart of The Pantiles.
- Would suit high-end eateries.
- Generous rent-free incentives for the right operators.
- See CGI video walk-through [here](#).

# Location: The Pantiles in Royal Tunbridge Wells

Tunbridge Wells is an affluent spa town, which rose to prominence in the Regency period and, today, is extremely popular with commuters with families. Train services from the town reach central London terminals in under an hour. The local population is c. 115,000 (Office for National Statistics) and the town sits close to the boundary with East Sussex, within the High Weald Area of Outstanding Natural Beauty.



# Description

The Pantiles is an attractive historic Georgian shopping parade known as 'the jewel in the crown' of Royal Tunbridge Wells. With its classic grade 2 listed Georgian architecture, it proves a draw for affluent locals alongside visitors from further afield.

Over recent years, The Pantiles has seen an influx of exciting F&B organisations alongside great locally established operators. Friends Passage is your opportunity to be alongside Michelin Star rated celebrity chef Atul Kocher, whose restaurant Essence has cemented this venue as the place to be to eat and drink in Tunbridge Wells.



TUNBRIDGE WELLS & RUSTHALL COMMONS  
260 ACRES

RAILWAY STATION

THE PANTILES CAR PARK  
170 SPACES

LONDON ROAD

A26

MAJOR YORK'S ROAD

CASTLE ROAD



A26

THE PANTILES

BATH SQUARE



NEVILL STREET

UPPER WALK

FISH MARKET

PINK ALLEY

LOWER WALK

A267

LINDEN PARK ROAD

SUSSEX MEWS

FRANT ROAD

ADDITIONAL SPACES

ADDITIONAL SPACES

THE BAND STAND

The Grey Lady  
La Casa Vecchia  
TAW  
Strike  
Sweat and  
Essence  
Atul Kochhar  
Kintob

The Tunbridge  
Wells Hotel

Natasha  
Hodges-Hair  
Beumée

The Philanthropist

The Bagged Trousers

The Wine Rooms

Hartons

Dee Aylly Photography

The Pantiles Bride

The Cakeshed

Kumquat

Under The Clock

The Spa Galleries

Pantiles Cameras

Maddisons

Kypseli /  
The Hive

Futon Company

Imperial  
Pharmacy

Framptons

Royal Tunbridge  
Wells Arts Society

Four Creative Agency /  
Cheeky Cracking Ideas /  
Chapter One /  
Ginger May / JDO /  
Human Kind Counselling  
& Psychotherapy

Scottish  
Antiques

Bella Vou

Eric Knowles

PANTILES  
ARCADE  
Galleria /  
The Design Gallery  
Wilkinsons Chandeliers

KC  
Commercial

The Sussex Arms

Judy Mott

Thurveys

The Voice  
Studios

Sankeys

Peter Jenner

Diamond Setter /  
Trevor Mottram

The Pantiles Tap

The Duke of York

Sweet 15

Ripples Bathroom

Eggs Eleven

Collared

The Buzz

And So To Bed

Tunbridge  
Wells  
Interiors

Choice Carpets

Office Angels

Mirror Beauty

The Rug-Shop

Grey Webster  
Gallery

Catherine Hills  
Jewellery

Fairfax Gallery

Pinushon

yifu

The Wood  
Room

31st Hair

Pantiles  
Carpet  
Care





## The Premier Venue for Captivating events

The Pantiles' vibrant events programme features crowd-favourites like **Live at the Pantiles** and **The Gin and Jazz Festival**, plus mouth-watering food festivals and bustling markets. These events continue to attract high-earning visitors who are drawn to the unique charm of this beloved shopping parade. From the exquisite craftsmanship at Mottram's high-end kitchenware, to the timeless elegance of Peter Jenner Jewellers, and the luxurious designs of Ripples Bathrooms, all retailers embody the essence of Tunbridge Wells, making every visit an unforgettable experience.



# Tenure & Planning

Agreement for lease available subject to planning and building control. NB, Initial conversations with building control and planners have proved very positive.

Attractive landlord incentives available for the right covenant.

# Rates

This property is currently not assessed for rates.



Viewing strictly by  
appointment only.

THE  
P A N  I L E S

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follow**

