



Cau, 99-101 Mount Pleasant Road, Tunbridge Wells, TN1 1QG

**Location**

Tunbridge Wells is an affluent town in Kent around 45 miles from central London. The property is situated in the town centre on Mount Pleasant Road close to the Royal Victoria Place Shopping Centre, the Council Civic Centre and Library. Other restaurants nearby include Cote, Bill's, Patisserie Valerie and Prezzo. [Google Street View](#)

**Description**

The property comprises a 134 cover restaurant over basement, ground and first floor with residential accommodation on the second floor. We understand the gross approximate areas to be as follows:

Ground	1,757 sq ft	163 sq m
Basement	185 sq ft	17 sq m
First	1,294 sq ft	120 sq m
Second	770 sq ft	72 sq m
<b>Total</b>	<b>4,006 sq ft</b>	<b>372 sq m</b>

**Tenure**

Assignment of the existing FRI lease due to expire 20 February 2036 at a passing rent of £130,000 pa.

Next rent review 20 February 2021.

**Premium**

Premium offers invited.

**Planning and Licence**

The premises benefit from A3 use.

The premises are licensed to sell alcohol on and off the premises:

Sunday to Wednesday	11:00-02:00
Thursday to Saturday	11:00-03:00

**Further Details**

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent  
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