

Lot 17, The Manor House, 3-5 Church Road, Royal Tunbridge Wells,

Kent TN1 1HT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Long Income Freehold Public House with RPI Linked Reviews

www.acuitus.co.uk

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Property Information

Long Income Freehold Public House with RPI Linked Reviews

- Let to Marston's Estates Ltd until June 2054 (no breaks)
- 28 years 10 months unexpired term
- Substantial Public House with Beer Garden
- 5 yearly RPI Linked Rent Reviews subject to 1% collar and 4% cap
- Rising to a minimum of £204,593 per annum in June 2029 (1.00% compounded) and a maximum of £236,838 per annum (4.00% compounded)
- Approximately 622.02 sq. m. (6,695 sq. ft.)
- Prominent location on Church Road (A264)
- Popular Leisure location in close proximity to Royal Tunbridge Wells Railway Station

Lot

17

Auction

30th October 2025

Rent

£194,664 per Annum Exclusive

Status

Available

Sector

Leisure, Public House

Auction Venue

Live Streamed Auction

On Behalf of a Major UK Fund

Location

Miles

11 miles south of Sevenoaks, 30 miles north of Eastbourne, 40 miles south of London

Roads

A21, A26, A264, M25 (Junction 5)

Rail

Tunbridge Wells Railway Station (approx. 40 mins to London Bridge)

Air

London Gatwick Airport, London Heathrow Airport

Situation

Tunbridge Wells is an affluent and popular commuter town in the heart of Kent. The property is situated on the southern side of Church Road (A264), 400 metres from Tunbridge Wells Railway Station and adjacent to Paramount Place, a unique retirement community which will feature 166 residential properties, restaurants, cafes, spa and gym. Nearby occupiers include Cote, Starbucks, Wagamama and Royal Tunbridge Wells Town Hall.

Tenure

Freehold.

Description

The property comprises a substantial public house on the lower ground, upper ground, first and second floors. The property benefits from a large beer garden fronting Church Road and an extensive outdoor terrace to the rear.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review |
|---|--------------|--------------------------------------|--|----------------------------------|-------------------------------------|-----------------|-----------------------------|
| Lower Ground Upper Ground First Second | Public House | 214.27 154.27 151.00 102.49 | (2,306) (1,660) (1,625) (1,103) | MARSTON'S ESTATES LIMITED (2) | 35 years and 3 days from 25/06/2019 | £194,664 | 28/06/2029 and 5 yearly (1) |
| Total | | 622.02 | (6,695) | | | £194,664 | |

(1) RPI Linked Rent Reviews subject to 1% and 4% collar and cap. Rising to a minimum of £204,593 per annum from 2029 applying minimum uplift of 1.00% per annum compounded and a maximum of £236,838 per annum (4.00% compounded).

(2) Marston's is a leading UK leisure operator having been part of the British pub landscape for over 180 years, now operating from over 1,400 pubs and employing 11,000 people (www.marstonpubs.co.uk).

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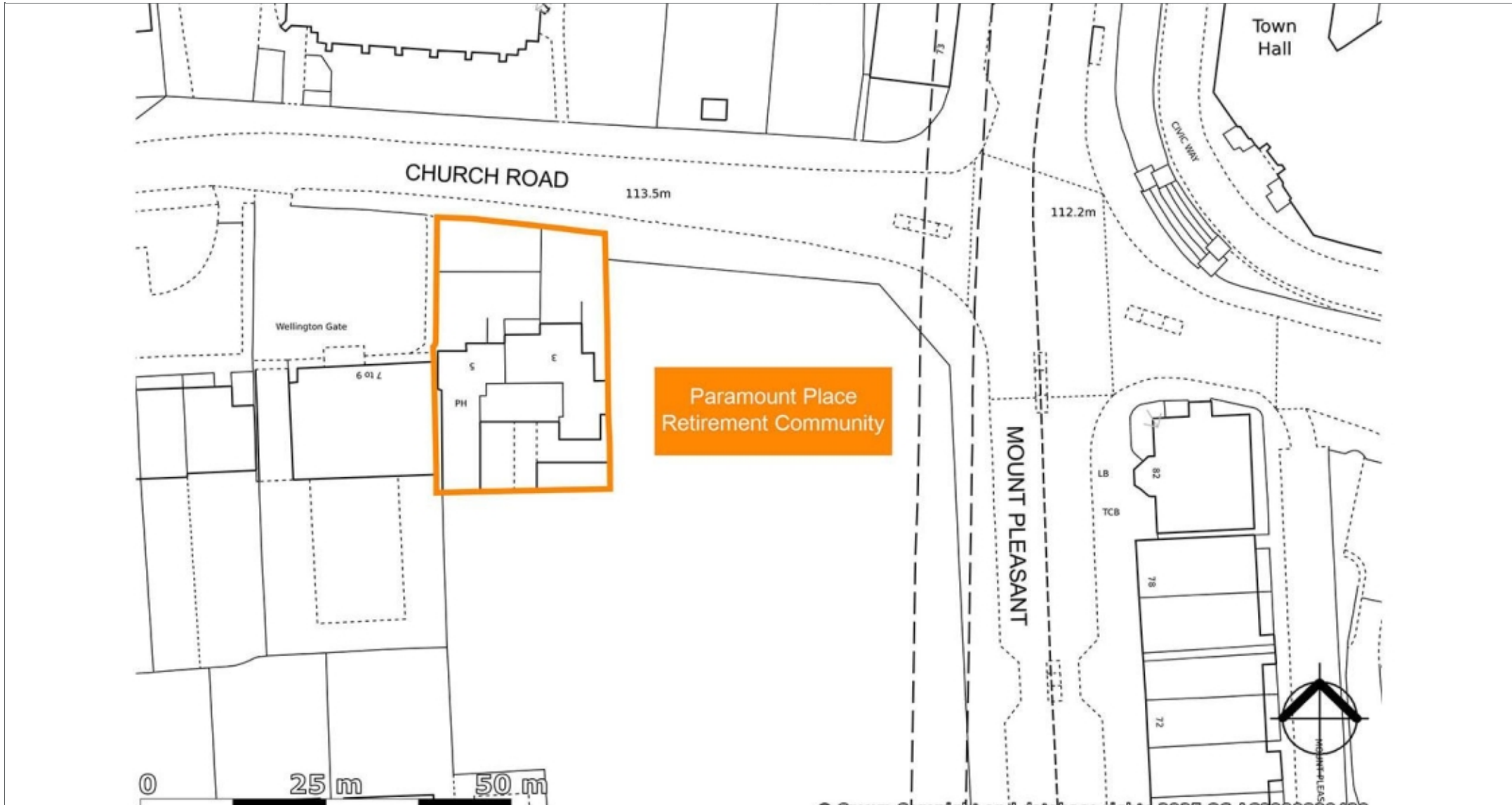


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