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**The Former Royal Retreat • Vale Road • Tunbridge Wells • TN1 1BP**  
**Vacant Former Heath Club & Spa – To Let – 1698 - 5794 sq ft (538 sq m)**  
Suitable for a variety of alternative uses, including A1, A2, A3, D1 & D2





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### Location

The former Royal Retreat forms part of the Post Office Square development on Vale Road, in the centre of Tunbridge Wells and within moments' walk of the town's main line train station, with typical journey times to London of around 50 minutes. The Torrington public car park adjoins Post Office Square. Vale Road leads around to the historic High Street where there is a wide range of retail and leisure facilities.

### Description

The property comprises a former Health Club & Spa arranged over ground and lower ground floor levels. The ground floor currently comprises a reception area; dance / yoga studio with kitchen; gym suite; 3 massage/ treatment rooms; and an office. As all the partitions are demountable this floor can be converted to largely open plan space.

On the lower ground floor there is a swimming pool and Jacuzzi; steam and sauna rooms; 3 further treatment rooms & spa area (unrefurbished); ladies and gents changing rooms with showers. In addition there is a plant room and ancillary stores.

We feel the ground floor is ideal for A2 / office use and the lower ground a leisure related use.

### Floor Areas

Ground Floor –	1698 sq ft (157.8 sq m)
Lower Ground Floor –	4095 sq ft (380.5 sq m)
Total Area (GIA) -	<b>5794 sq ft (538.3 sq m)</b>

\*Interested parties are advised to clarify these areas directly as taken from the original sales particulars.

### Terms

New leases are available by negotiation for each of the floors separately.

The landlord will arrange separation of the floors, so each has a self-contained entrance, and carry out redecoration – further details on application.

Consideration will be given to a letting of the whole.

### Rent

Ground - **£35,000 per annum**

Lower Ground - **£30,000 per annum**

The quoted rents are exclusive of all other outgoings

### Business Rates

To be reassessed.

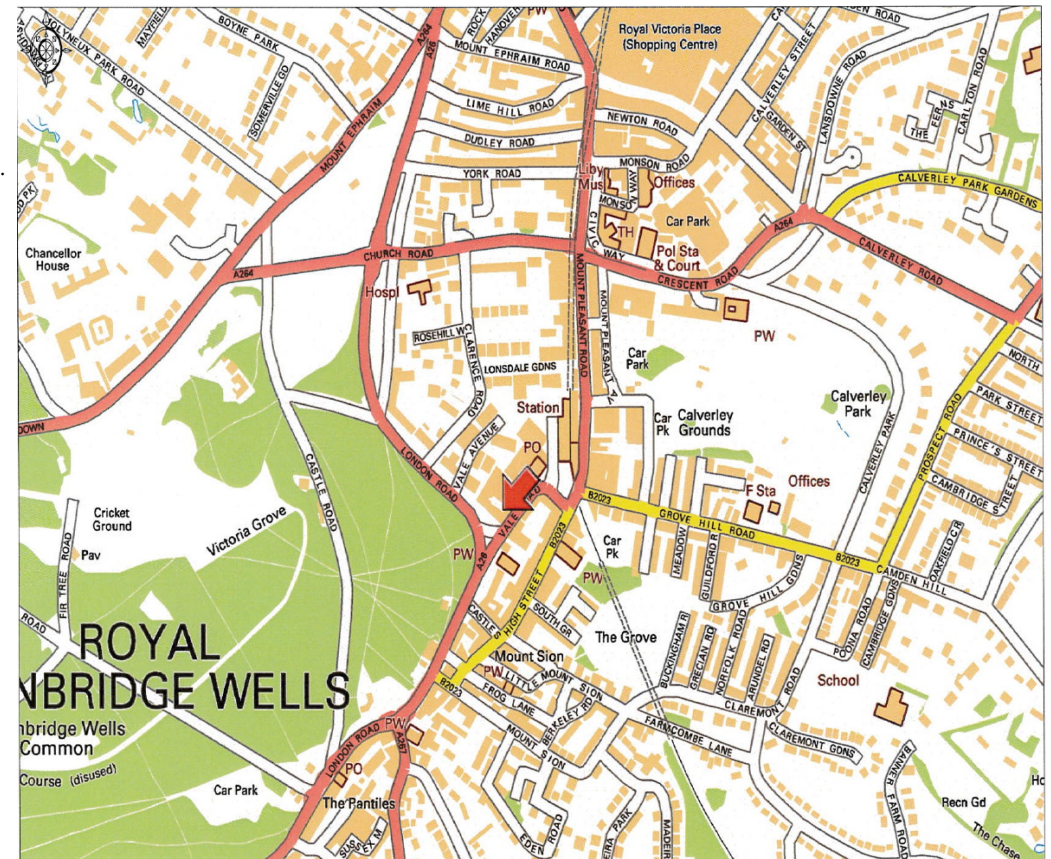
### Service Charge

On application.

### Viewing Arrangements

Strictly by appointment and accompanied.

- Subject to accounts and references
- A rent deposit will be required







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