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**The Royal Retreat • Vale Road • Tunbridge Wells • TN1 1BP**  
**Heath Club & Spa - For Sale - 5794 sq ft (538 sq m)**  
Potential for conversion to other commercial – subject to planning & approvals  
Planning consent granted for change of use of the ground floor to create 2 apartments



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### Location

The Royal Retreat is located in 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 fully functioning Health Club & Spa arranged over ground and lower ground floor levels. The ground floor comprises a reception area; dance / yoga studio with kitchen; gym suite; 3 massage / treatment rooms; and an office. On the lower ground floor there is a swimming pool and Jacuzzi along with a free standing sauna cubicle; there are further steam and sauna rooms; 3 further treatment rooms & spa area; ladies and gents changing rooms with showers. In addition there is a plant room and ancillary stores. There is potential to convert all or part of the space to either alternative commercial uses and / or residential apartments. – subject to the necessary planning and freeholder approvals. A planning consent has been granted for the conversion of the ground floor, only, to create 2 apartments - ref:- 18/02772/FULL. Plans are available on request.

### Floor Areas

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

\*Interested parties are advised to clarify these areas directly as taken from old details.

### Tenure

Long leasehold – 999 years from 1<sup>st</sup> January 2001, subject to a peppercorn ground rent.

### Guide Price

Offers are invited in excess of **£750,000**

### Terms

To be sold with vacant possession.  
Fixtures, fittings and equipment is available by separate negotiation.

### Business Rates

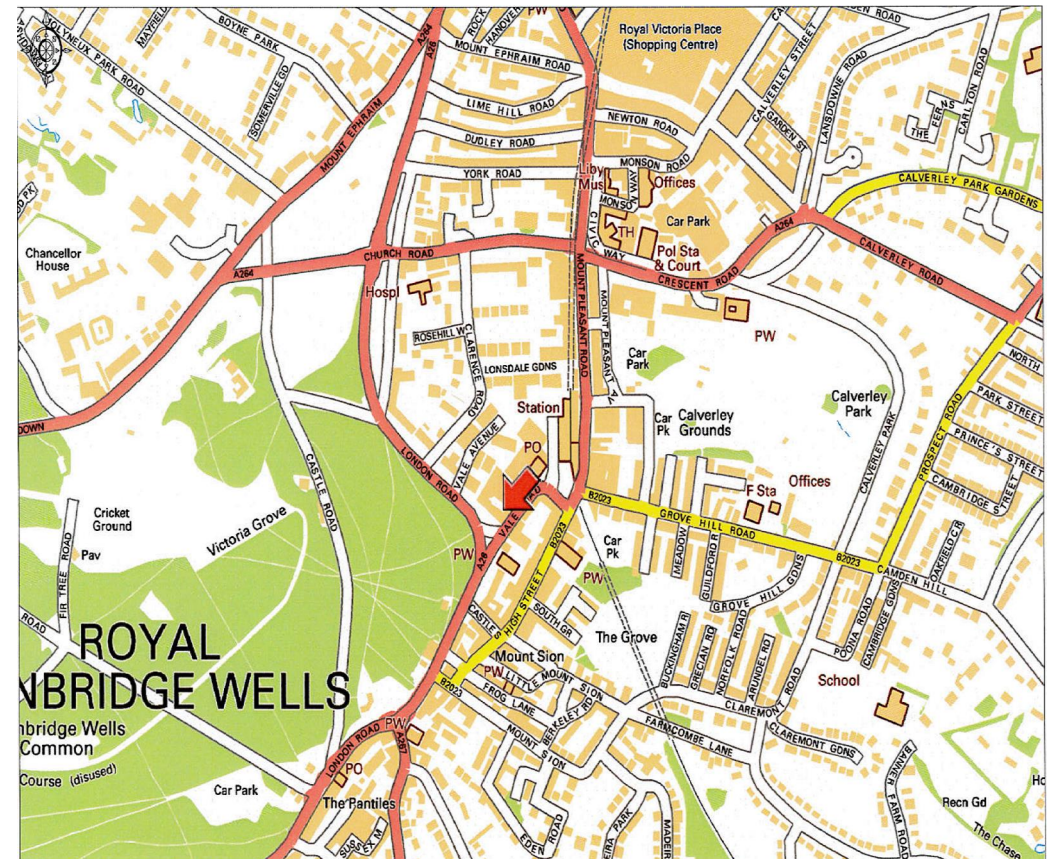
Described as “private health and fitness centre” with a rateable value of £31,750.

### Service Charge

Approximately £500 per quarter.

### Viewing Arrangements

Strictly by appointment and accompanied as the premises is trading.







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**COMMERCIAL**

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