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Former Velo House • 5 St Johns Road • Tunbridge Wells • Kent TN4 9TN

Residential Development Opportunity – consent for 8 apartments & office or retail unit

Potential for single office building or part residential new build and part commercial conversion & extension



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and property consultants

Land and Development

Contact Rupert Farrant
on

01892 552 500

rupert@durlings.co.uk

www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent

TN1 1ED



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Location

This property is prominently located directly on St Johns Road (A26) a major route into the centre of Tunbridge Wells, in North West Kent. Immediately behind the property is Royal Wells Springs – a development by Berkeley Homes.

Description

This is a former Nat West bank more recently having been converted and operated as a cycling themed café and retail / servicing outlet with ancillary offices. To the side of the building is a large car park for around 12 cars. The building has undergone comprehensive improvements since the previous owner acquisition in 2013. From our historic measurements the building has the approximate net internal areas:

Ground –	1227 sq ft (114 sq m)
Basement –	689 sq ft (64 sq m)
First –	614 sq ft (57 sq m)
Second –	398 sq ft (37 sq m)
Total Area –	2928 sq ft (272 sq m)

Planning Permission

The proposal is to convert and extend the existing building, to form an office or retail area and 2 no. apartments and build an interconnecting new block over 1st, 2nd and 3rd floors, to create a further 6 no. apartments, retaining the existing parking at ground level. Ref: - **17/02720/FULL**

This consent provides for the following accommodation:

Ground

Office / Retail area – 786 sq ft plus existing basement area – 689 sq ft.

First 3 bed - 1335 sq ft (existing building with extension)

2 bed. – 829 sq ft (new)

3 bed – 1313 sq ft (new)

Second 3 bed. – 1238 sq ft (existing building with extension)

2 bed. – 829 sq ft (new)

3 bed. – 1313 sq ft (new)

Third 2 bed. – 807 sq ft (new)

3 bed. – 1206 sq ft (new)

There are 8 car spaces for the apartments and 2 retained for the commercial element.

Alternative Proposals

Option A. – New build block in the car park for 9 units & retaining existing commercial building – as follows:-

Ground -	Parking	
<u>First – Third -</u>	6 no. 2 beds -	807 sq ft - each
<u>Fourth -</u>	2 no. 2 beds. –	646 & 689 sq ft
<u>Fifth -</u>	1 no. 3 bed. –	904 sq ft
Total –	9 apartments -	7081 sq ft

Plus

Existing Build (Commercial Use)

Existing Floor Area - 2928 sq ft

Proposed Rear Extension – 2561 sq ft

Total potential area – **5489 sq ft**

Option B - Part new build, part conversion & extension to provide a single commercial / office building:-

This proposal demonstrates the potential to create **11,500 sq ft** of space, on a net internal basis whilst retaining 9 car spaces.

NB – The above proposals are subject to obtaining all the necessary consents.

Tenure

Freehold with vacant possession.

Guide Price

Offers are sought in excess of **£1,600,000**

Viewings

Strictly by appointment and accompanied as the site is currently in use.

Further Information

Full planning details can be accessed via the following Dropbox link:-

<https://www.dropbox.com/sh/0wddsh90b4ij01n/AABQ5iOQxiwMEaW7NhCGG3yza?dl=0>

Alternative sketch proposals are available on request.