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Tunbridge Wells Retreat Hotel • 55-57 London Road • Tunbridge Wells • Kent TN1 1DS
Residential Development Opportunity for 19 Apartments – subject to planning approval
Existing 37 Bedroom Hotel, Restaurant & Bars with ancillary space



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Location

Tunbridge Wells is located approximately 38 miles to the south east of central London in North West Kent, and approximately 16 miles to the south of the M25 (Junction 5) via the A21(T). Neighboring towns include Tonbridge and Sevenoaks, approximately 4 and 12 miles to the north, respectively. Main line rail services are provided direct from Tunbridge Wells to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, around 24 miles to the west, and the Eurotunnel at Folkestone, some 55 miles to the south east. Tunbridge Wells Retreat is situated in the town's Conservation Area, adjoining The Common and within 400 metres on the town's main line train station. The "old" High Street and historic Pantiles are also close by.

Description

This property comprises a landmark period building arranged over garden level, raised ground and two upper floors and currently comprises a 37-bedroom hotel. There are ancillary restaurant & bar, kitchen, rear terrace and gardens, meeting room, sports bar, office, owners flat, staff room, additional storerooms and large roof spaces - (potential for additional rooms).

Planning Application

A planning application has been submitted for the conversion and refurbishment of the existing building, along with small extensions, to provide 19 apartments – decision pending. Planning reference – 19/01515/FULL

Proposal

To be sold subject to planning approval.
Guide price on application.

Viewings

The Retreat is a going concern, so all viewings are to be strictly by appointment and accompanied. Plans are available on the website – www.durlings.co.uk

Proposed Accommodation

The planning application proposes the following schedule of apartments.

Block	Apartment	Beds	sq m	sq ft
No. 55	1	2	138	1485
	2	2	113	1216
	3	1	60	640
	4	1	61	654
	5	3	121	1305
	6	1	59	635
	7	1	58	624
	8	2	115	1238
	9	1	62	666
	10	2	96	1033
No. 56	1	2	142	1528
	2	2	108	1163
	3	2	110	1184
	4	2	108	1158
	5	1	73	789
No. 57	1	2	109	1173
	2	2	84	904
	3	2	87	936
	4	2	79	850
Totals	19		1782	19185

Summary of units: -

1 beds – 6
2 beds – 12
3 bed – 1

The hotel was originally 3 separate buildings, since inter linked, and may provide the purchaser the opportunity to phase the development or introduce alternative uses.

Details prepared – 01.08.19



Conservatory Restaurant



Gardens & Terraces



Meeting Rooms



Sports Bar



Bathroom

Double Room





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Land & 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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