

## Royal Tunbridge Wells

**The Royale Retreat  
Spa and Health Club,  
12 Vale Road,  
Kent  
TN1 1BP**

- **A Long Leasehold Health and Fitness Spa Premises**
- Ground Floor and Basement extending to Approximately 510 sq m (5,496 sq ft)
- Large Indoor Swimming Pool
- Planning Permission for Conversion of Ground Floor to provide Two Self-Contained Flats (1 x Two Bedroom and 1 x One Bedroom)
- Two minutes' walk from Tunbridge Wells Station

### Vacant Possession

#### To View

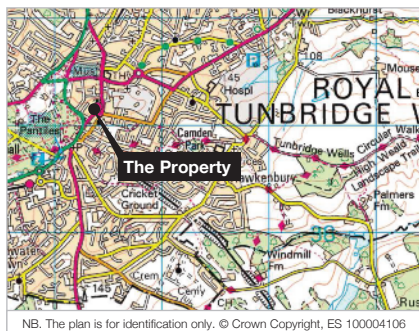
Please contact the Joint Auctioneer.

#### Joint Auctioneer

Durlings (Ref: Rupert Farrant).  
Tel: 01892 552500.  
Email: [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

#### Seller's Solicitor

So Legal (Ref: Seema Anant Hussain).  
Tel: 0203 967 7700.  
Email: [sanant@solegal.co.uk](mailto:sanant@solegal.co.uk)



**VACANT – Long Leasehold Health & Fitness Spa with Planning Permission**



#### Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 1st January 2001 (thus having approximately 981 years unexpired) at a rent of 'a red rose on Midsummer's Day (if demanded)'.

#### Location

Royal Tunbridge Wells is an affluent town approximately 30 miles south-west of London, in north west Kent and close to the border with East Sussex. It lies around 9.5 miles south of Sevenoaks, 15 miles south-west of Maidstone and 6.75 miles north-east of Crowborough. The town is surrounded by open countryside, much designated Areas of Outstanding Natural Beauty.

The property is located on the west side of Vale Road, approximately 150 metres (500ft) to the south of Tunbridge Wells Rail Station. There are direct commuter services to London Charing Cross or Cannon Street, each with fastest journey times of less than one hour. Road communications are good, the town being at the hub of the A26 (Maidstone to Newhaven), the A264 (Five Oaks to Pembury via Crawley and East Grinstead) and the A267 south to Hailsham. The A21 passes to the east of the town.

Within five minutes' walk to the south is The Pantiles, a Georgian colonnade formerly known as The Walks and The Royal Parade. It leads from the well that gave the town its name. The area was created following the discovery of a natural spring in the 17th century. The Pantiles today includes a variety of specialist shops, art galleries, cafés and bars. There is a Farmers' Market every Saturday and the bandstand is host to jazz bands throughout the summer.

The Royal Victoria Place Shopping Centre is less than a mile to the north, the immediate area providing extensive shopping facilities, including Fenwick, Marks & Spencer, Boots and Topshop.

#### Description

The Royale Retreat Spa and Health Club comprises the ground floor and basement of an attractive Victorian building, formerly a post office, and itself arranged on ground, basement and three upper floors. Currently the building provides a mix of residential apartments, retail and office accommodation.

#### Accommodation and Facilities

**Ground Floor** – Reception Area, Studio, Kitchenette, Stores, Offices, Gym Area, Three Treatment Rooms

**Gross Internal Area Approximately 147.62 sq m (1,589 sq ft)**

**Basement** – Heated Swimming Pool, Jacuzzi, Sauna, Steam Room, Male and Female Changing Rooms, Laundry Area, Plant Rooms, Former Treatment Rooms (currently shell condition)

**Gross Internal Area Approximately 362.94 sq m (3,907 sq ft)**

**Total Gross Internal Floor Area Approximately 510.56 sq m (5,496 sq ft)**

#### Planning

Local Planning Authority: Tunbridge Wells Borough Council.  
The property is offered with the benefit of planning permission (Ref:18/ 02772/FULL) dated 28th November 2018 to "partially convert the existing spa (ground floor) into two residential units". Implementation of this consent is subject to the terms of the head lease. The lease allows for the conversion of the ground floor to one flat. Landlord's consent is required for two.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



