

# The Russell Hotel

80 London Road, Tunbridge Wells, Kent, TN1 1DZ



**Hotel - Freehold**

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## Key Features

- Edwardian town centre hotel
- 21 ensuite bedrooms
- Three conference rooms
- Dining room
- Bar and adjoining lounge
- Parking for 12 cars

## Description

The Russell Hotel comprises of a fine Edwardian property, converted some 80 years or so ago into the hotel you see now.

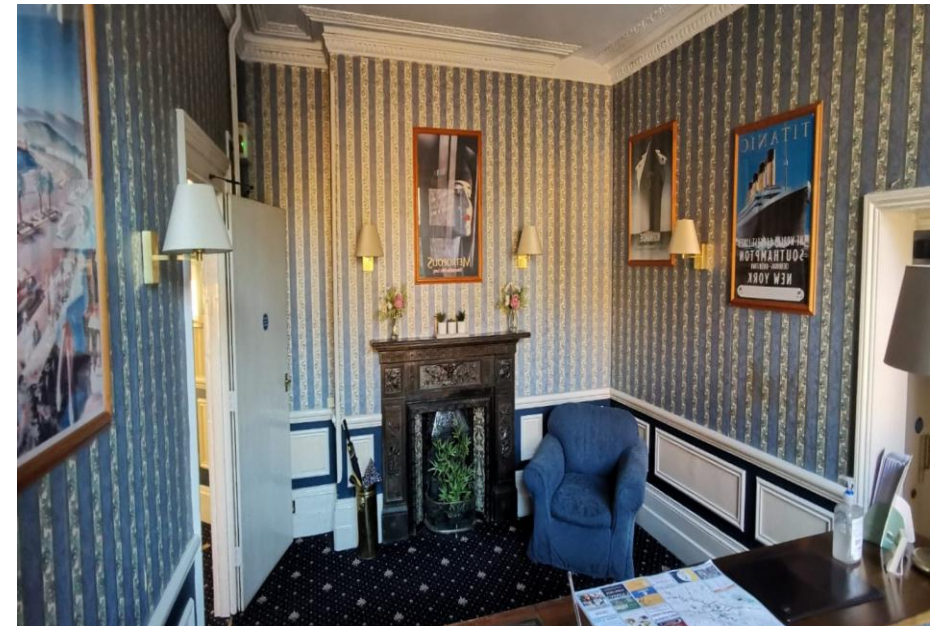
The business has been under the current ownership for over 25 years and is now ready to be taken to its next stage in its life.

Trading information can be provided following a formal viewing.

It is felt that the property would lend itself to conversion, subject to planning consent, to nine good sized flats, with a possibility of a further four if the basement was to be converted too.

## Accommodation

The hotel has 21 ensuite guest bedrooms, along with three conference rooms, dining room, bar and adjoining lounge. Fully fitted commercial kitchen suited for function and dining provision. Office, laundry, storage and workshop.



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## Rateable Value

The rateable value of the property, effective from 1st April 2023 is £55,000. This is not what you will pay, but is used to calculate what you will pay.

## Terms

Offers are invited for the freehold interest. For Sale offers in excess of £2,000,000

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective buyers should satisfy themselves as to any VAT payable in respect of any purchase.

## EPC

Rating C.



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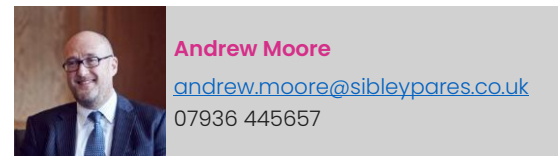


## Location

The Russell Hotel is in a central location directly adjacent to the Common close to the town's main shopping zone, Opera House and Town Hall.

Tunbridge Wells enjoys good road links connecting surrounding areas, as well as ease of access to the M25. This, together with excellent rail links to London make the town popular with commuters.

## For all Viewings and Enquiries contact:



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