

# Unit 2

Harbour Road, Rye, East Sussex TN31 7TE



- Established & Popular Trading Location
- Secure Site Enclosed by Palisade Fencing
- Total Site Area Extending to 0.34 acres approx
- Additional Buildings on Site
- Three Phase Electricity

Industrial Building

For Sale

641.8 m<sup>2</sup> (6,908 sq ft) approx.

### Location

Rye is a town and civil parish in the Rother District of East Sussex, situated around 15 miles south of Ashford and 10 miles north east of Hastings.

The property is positioned on the south side of Harbour Road, an established and popular trading position connected by the A259 coastal trunk road.

### Description

The property comprises a detached industrial/workshop building of steel portal frame construction, having brick and block elevations with single skin profile steel sheet cladding beneath a pitched profile steel sheet roof incorporating translucent panels.

The property has been adapted by way of a part cover mezzanine floor with boarded coverings that covers around three quarters of the total ground floor area, accessed via two internal steel staircases.

At ground floor level, the property is arranged as a mix of full height and half height stores, packing areas, reception and WC block, accessed from both a pedestrian entrance and loading door on the front elevation. The mezzanine providing additional storage areas and offices.

The property has a concrete floor with painted block walls and fluorescent lighting. It has an eaves height of approx. 4.2m reducing to 3.4m to the side.

In addition to the main building, there is an attached open sided store of steel portal frame with a single pitch asbestos clad roof.

There is also a detached rear workshop of steel portal frame construction beneath a single skin asbestos clad roof.

### Accommodation

The property has the following approximate Gross Internal Floor Areas:

Component	Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Main Building	Ground	Full Height Stores	95.7	1,049
		Areas Below Mezzanine	229.0	2,465
Workshop	Mezzanine	Stores & Offices	229.0	2,465
		Ground	Stores	86.3
<b>Combined Total</b>			<b>641.8</b>	<b>6,908</b>
<i>Open Sided Storage</i>	<i>Ground</i>	<i>Stores</i>	<i>139.0</i>	<i>1,496</i>

Externally the buildings sit on a level and surfaced forecourt enclosed by 2m high palisade fencing.

The total site area extends to approximately 0.34 acres, a site cover ratio of around 40%.





## Terms

We have been instructed to sell the freehold interest with vacant possession.

## Title

The property is owned Freehold within Title ESX142665.

## Price

Our client is seeking offers in the region of £550,000 on an unconditional basis.

## Business Rates

The property has been assessed as follows:

Warehouse & Premises	£17,000
----------------------	---------

## Planning History

From online investigations via Rother District Council planning portal, we have been able to establish the following pertinent planning information:

Ref: RR/87/1399 – Permission was granted for the erection of a factory unit pursuant to outline permission granted in 1981 (ref: RR/81/0683).

Ref: RR/89/2580/P – Permission was later granted to extend to the factory unit.

## Services

We are informed that the property is connected to mains electricity (three phase) and water.

It operates a sump drainage system for waste water.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## Legal & Professional Costs

Each party are to bear their own legal and professional costs.

## Finance Act 1988

We are informed VAT is not payable.

## Photos

The Photographs were taken in June 2024.

## Plans

Any plans provided are for indicative purposes only and are not to be relied upon.

## Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

## Viewings

Strictly by prior appointment through sole agents:

Ned Gleave MRICS  
ned.gleave@sibleypares.co.uk  
01233 629281







AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING