



Jeake's House

Ref. 8846270

Mermaid Street, Rye, TN31 7ET

Freehold: £1,900,000

Delightful historic hotel

Located in the centre of Rye town

11 uniquely styled guest bedrooms

One/two bedroom owners accommodation

Private car park 20 spaces

Energy Rating C



With its origins dating back to the 16th Century, the property comprises of three separate titles, with the buildings having been a wool store, a school, a chapel and the Baptist ministers' residence, now sympathetically combined into one impressive and characterful property.

The property has predominantly mellowed red brick elevations under plain clay tiled roofs.

Location

Jeake's House is located in the heart of the historic town of Rye.

Rye is a picturesque town in East Sussex, with cobbled streets, historical buildings and lovely independent shops making it easy to spend several hours wandering around.

The town of Rye is two miles from the sea and in its past was involved with smuggling, was a shipyard and dockyard and was once an island. Mermaid Street, a beautiful cobbled street, is one of Rye's most photographed streets and is definitely worth the visit. There are many other winding paths and streets as well as historic buildings, which make it seem like the town has stopped in time in its medieval past.

Internal Details

With the property's origins dating back so long, there are a wealth of distinctive features, including exposed timbers and brickwork amongst it all.

Staff

The business is run by the owners, with the help of a longstanding manager and a team of full time, part time and casual staff.



Fixtures & Fittings

The trade fixtures & fittings are included in the asking price with the exception of some personal items.

Letting Accommodation

The 11 unique guest bedrooms are located over the first and second floors. 10 of these bedrooms are fully en-suite with one having sole use of a separate bathroom opposite.

At lower ground floor level there is a further bedroom that has generally been used by the owner's family members and friends when visiting and not included in the main guest bedroom count. This room has a door directly onto Mermaid Street.

Ground Floor

The main hotel entrance off of the cobbled Mermaid Street leads into an entrance hall, and another door into the main lounge bar and reception areas. The stunning dining room, with roof top ceiling was once a chapel and has a galleried landing at first floor level.



Owner's Accommodation

Located over ground and first floor levels is the generously proportioned owners' accommodation. On the ground floor there is a sitting room, shower room, large kitchen, office, utility/laundry room and store room. The bedroom suite is located at first floor level.

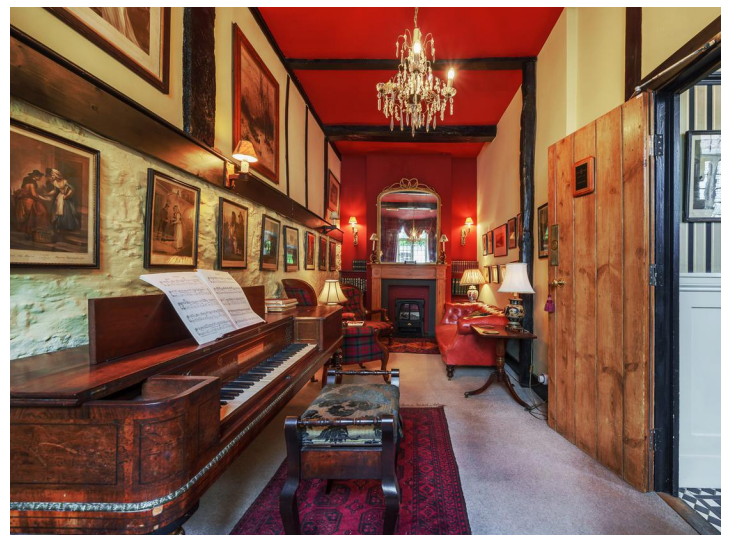
In addition to the above there are two further attic bedrooms.

External Details

The property enjoys the benefit of a private enclosed garden for the sole use of the owners. Located just a short walk from the hotel is the car park providing 20 secure parking spaces.

Business Rates

We understand that the rateable value of the whole property effective from 1 April 2023 is £26,250. This is used to calculate what you will pay.





The Opportunity

The business has been run by the current owners for over 30 years and is now being sold only due to their wish to retire.

Jeake's House has built up and has maintained an excellent reputation, confirmed by its AA Five Star status and strong presence on Tripadvisor, enjoying much repeat business from guests from all over the world.

Trading Information

Trading Profit & Loss accounts provided by our client show the business can demonstrate turnover for the last 2 years of in excess of £400,000 (net) each year. Detailed information is available to seriously interested parties who have signed an NDA.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Ipswich



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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