

**RUSH
WITT &
WILSON**

MARKET ST



**8 Market Street, Rye, East Sussex TN31 7LA
Guide Price £385,000**

PROMINENTLY POSITIONED COMMERCIAL PREMISES

Rush Witt & Wilson are pleased to offer a substantial retail unit forming part of an attractive Grade II Listed building in the heart of Rye.

There is a large double fronted retail area with open stairs rising to two further inter-connecting showrooms. Office and store. Further basement storage with potential and an impressive vaulted cellar. Considered suitable for a variety of purposes, subject to necessary consents.

For additional information and to arrange a viewing please contact our Rye Office 01797 224000
VIEWING STRICTLY BY APPOINTMENT

Locality

The property is situated in a busy trading spot in the heart of the Citadel opposite the Town Hall and St Mary's Church.

Rye boasts a range of amenities, there are specialist and general retail stores, a cinema, coffee shops and eateries as well as historic inns and restaurants, creating a cosmopolitan atmosphere.

There is primary and secondary schooling in the town, a sports centre and railway station with services to Brighton in the West and to Ashford where there are high speed connections to London.

Just a short drive away is the Rye Bay, comprising the famous Camber Sands, a nature reserve at Rye Harbour and miles of shingle beach extending to the sea cliffs at Fairlight.

Showroom / Retail Area

30'6" x 29'7" reducing to 14'7" (9.3 x 9.03 reducing to 4.45)

An open plan double-fronted retail area with windows

to Market Street and return frontage / further display windows to Lion Street.

Gents wc

6'2" x 6'0" (1.89 x 1.84)

Wash basin and wc

Ladies wc

7'7" x 3'7" (2.33 x 1.1)

Wash basin and wc

Kitchenette

9'5" x 5'7" (2.88 x 1.72)

Single drainer sink unit.

Office

17'0" x 7'2" (5.2 x 2.19)

Accessed from the main showroom with stairs rising to a store room.

First Floor Store Room

17'1" x 7'5" (5.23 x 2.27)

Raised retail area

25'0" x 12'4" (7.64 x 3.77)

Stairs rise from the main showroom to a further light and airy retail area. Roof lanterns and window to the rear.

Showroom

18'4" x 12'5" (5.6 x 3.8)

Window to the side and roof lantern.

Basement

Steps descend from the main showroom to two inter-connecting store rooms.

Room 1

21'8" x 15'1" (6.62 x 4.61)

Room 2

16'0" x 9'2" (4.89 x 2.81)

Cellar

16'4" x 13'7" (4.99 x 4.16)

An impressive barrel roof cellar.

Agents Notes

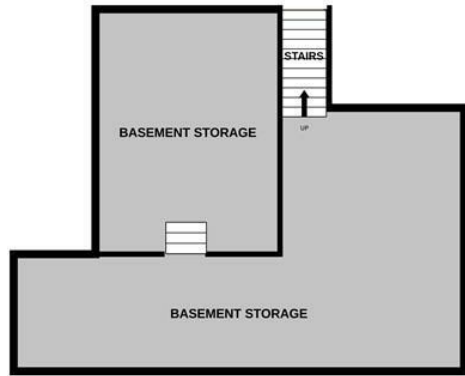
The apartment above is also available at a guide of £465,000

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

**VIEWING IS STRICTLY BY APPOINTMENT WITH
RUSH WITT & WILSON - 01797 224000**

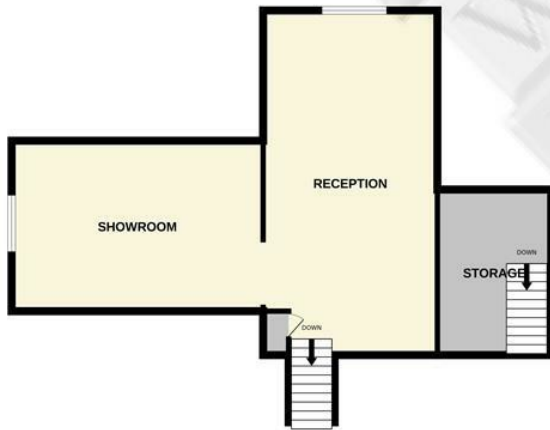
BASEMENT LEVEL
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



2ND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 2418 sq.ft. (224.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

