

**RUSH
WITT &
WILSON**



**9-13 Cinque Ports Street, Rye, East Sussex TN31 7AD
Guide Price £425,000**

INVESTMENT OPPORTUNITY / CURRENTLY INCOME GENERATING

Rush Witt & Wilson are pleased to offer a substantial detached mixed commercial/residential property in the heart of Rye comprising two retail units and a well presented two bedroom first floor apartment. The commercial units each comprise a light and airy retail area with adjoining store/cloakroom. The self contained apartment offers generously proportioned accommodation comprising open plan double aspect living/dining room, adjoining modern fitted kitchen, two double bedrooms and a bathroom. There is a walled courtyard to the rear. The property is offered with potential of tenants in situ or could be available with vacant possession if required. For further information and to arrange a viewing, please contact our Rye Office - 01797 224000.

Locality

The property occupies a prime trading position in the heart of Rye, located on the junction of Cinque Ports Street and Ferry Road.

The town offers a wide range of daily amenities including general and specialist retail stores, supermarket and weekly general market.

Rye also boasts the famous cobbled Citadel, working quayside, sports centre with indoor swimming pool and railway station offering regular services to the city of Brighton and to Ashford where there are connecting, high speed services to London.

The town is surrounded by beautiful undulating countryside, is only a short drive from the famous Camber Sands and Rye Harbour where there are mooring and launching facilities available, collectively forming part of the stunning coastline of the Rye Bay.

Unit One -

Retail Area

19'1" x 13'5" (5.83 x 4.10)

Door and large display window to the front, high level window to the rear.

Store

8'3" x 6'2" (2.53 x 1.88)

Cloakroom

6'2" x 3'10" (1.89 x 1.17)

Window to the side, wash basin and wc.

Unit Two -

Retail Area

19'1" x 13'6" (5.84 x 4.12)

Door and large display window to the front.

Store/Cloakroom

12'5" x 6'2" (3.81 x 1.88)

Wash hand basin and wc.

Courtyard

Accessed by a side gate leading to a good sized private walled courtyard garden. External stairs rising to:

First Floor Apartment

Reception Area

Living/Dining Room

19'5 x 12'5 (5.92m x 3.78m)

Double aspect with windows to the front and rear elevations, newly fitted Kyros radiators.

Kitchen

12'8 x 6'2 (3.86m x 1.88m)

Windows to the front and rear, range of traditional wall and base mounted units, complimenting worktop with inset single drainer stainless steel sink unit, fitted dishwasher, inset hob with oven and grill beneath and extractor over, generous tiled surround, space and plumbing for washing machine, space for fridge freezer.

Bedroom

12'11 x 8'9 (3.94m x 2.67m)

Window to front and rear elevations, newly fitted Kyros radiator.

Bedroom

9'11 x 9'4 (3.02m x 2.84m)

Window to front, newly fitted Kyros radiator.

Bathroom

7'8" x 6'1 (2.34m x 1.85m)

Obscure glazed window to rear, white suite comprising wash stand with semi recessed wash basin, low level wc, deep bath with mixer tap, screen and shower attachment, generous wall tiling, heated towel rail.

Agents Note

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.

Council Tax Band for flat - C

Commercial Units

9 - rateable value (1 April 2023 to present) £4,750

11- rateable value (1 April 2023 to present) £4,750



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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		
(46-54) E		
(39-45) F		
(31-38) 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		
(46-54) E		
(39-45) F		
(31-38) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

