



**Unit 2, The Old Granary, 48 Ferry Road, Rye, East Sussex TN31 7DN
Guide Price £135,000**

Rush Witt & Wilson are pleased to offer a superbly presented ground floor office / studio, of approx. 33.8 square meters, forming part of an impressive warehouse building recently renovated to a high specification, in the heart of Rye.

The light and airy open plan workspace is stylishly decorated and would suit a variety of businesses (not a shop) being ideally located for ease of access. The railway station, bus park and car parks are only a short walk.

There is an entrance hallway, alcove kitchenette and a separate utility room.

For further information and to arrange a viewing please contact our Rye Office 01797 224000

Locality

Conveniently located in the centre of the town adjacent to the railway station, supermarket and car parks.

A prominent position on Ferry Road, easily found and benefiting from good footfall as well and passing local and through traffic.

The town affords a range of daily amenities including supermarket, specialist and general retail stores and a fine selection of public houses, wine bars and eateries, all contributing to the cosmopolitan feel.

Rye also offers primary and secondary schooling, weekly market and a sports centre with indoor swimming pool.

The railway station is only seconds walk away and offers regular services to Brighton and to Ashford

where there are connecting, high speed. services to London.

The Rye Bay is only a short drive away comprising the famous Camber Sands, beautiful shingle beach at Winchelsea Beach a nature reserve at Rye Harbour.

Communal Reception Area

Double doors to the front.

Visitors can be buzzed in via intercom.

Entrance Lobby

Office / Studio

17'7" x 17'0" (5.36 x 5.19)

A light and airy double aspect room with two windows to the front and a further window to the side. Painted floorboards. Wooden worktops. Bespoke storage. Recessed ceiling spotlights. Wall light points.

Kitchenette area. Wooden worktop with drawers beneath and recently installed fridge.

Utility / Cloakroom

8'0" x 5'0" (2.44 x 1.53)

Window to the side. Sink with cupboard beneath and dishwasher. Toilet.

Lease / Maintenance

999 year lease with peppercorn ground rent.

Share of the freehold / Management Company.

Service Charge - TBC

Business Rates

Current Rateable Value - £1,800.

The premises may be eligible for Small Business Rate Relief.

Energy Performance.

The Energy Rating is B

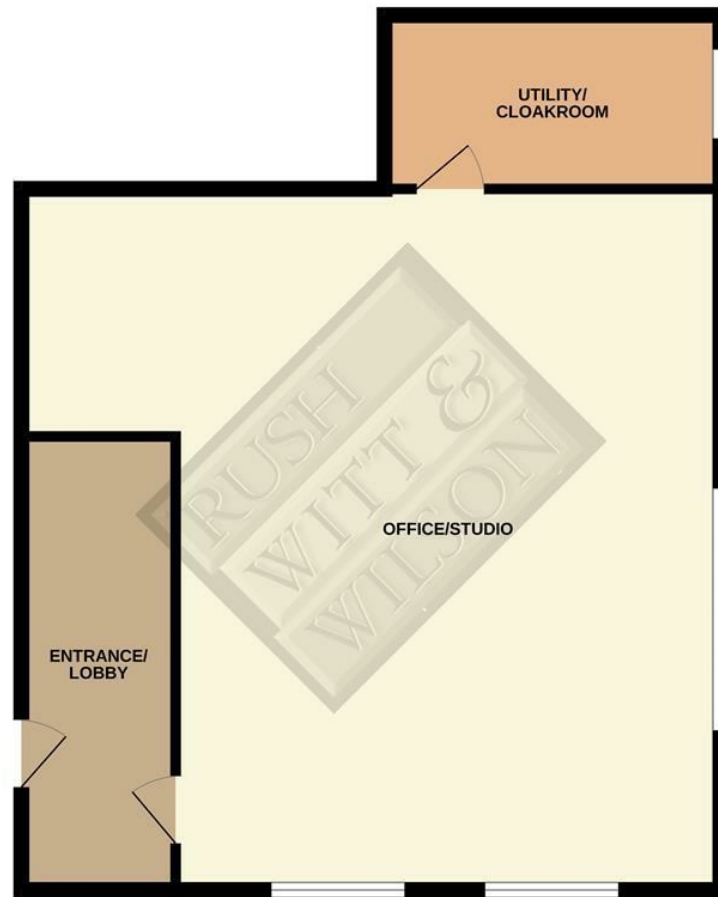
A full copy of the Energy Performance Certificate is available on request.

Agents Notes

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.

GROUND FLOOR



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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