



UNIT 2, OLD GRANARY, 48 FERRY ROAD,
RYE, EAST SUSSEX, TN31 7DN

ANDERSON
HACKING

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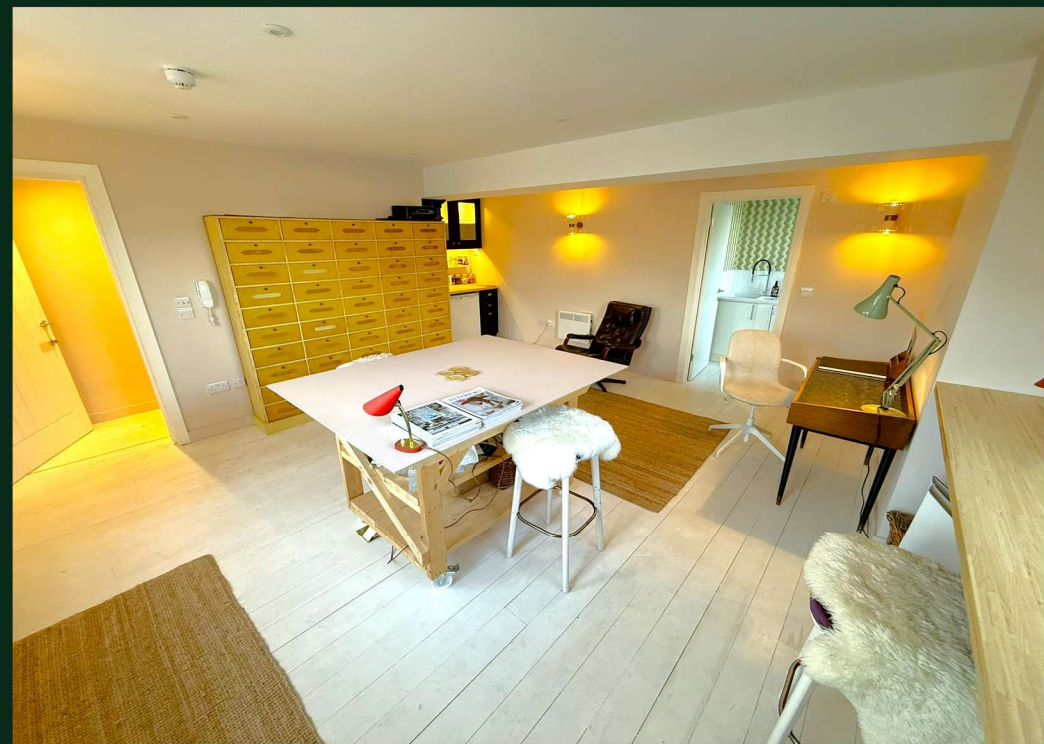
GUIDE PRICE £135,000

A welcoming ground floor studio / office workspace situated within a converted former warehouse space that is situated in the heart of Rye within 100 meters of local main line railway station.

- Communal Intercom Access Hallway
- Entrance Hallway
- Studio / Office workspace
- Benefiting from small corner kitchenette
- Utility /WC
- Central Rye Location
- Wealth of Period Features

Description: Unit 2, Old Granary is a welcoming well presented, ground floor Office/ Studio workspace situated in a good central location within Rye. The property is situated in a converted former granary building of brick construction that has recently been converted into apartments and two ground floor commercial offices. The property is accessed from Ferry Road via a central communal entrance hallway with intercom access. Unit 2 is situated on the ground floor and is accessed from the communal entrance hallway via its own front door leading into its own entrance hallway that opens into a light and spacious square double aspect office space with north and west facing windows. The workspace has been designed by the current owner to incorporate wooden flooring, central island work bench with further side work tops and small breakout kitchen area in the rear corner with wooden worktops and under counter fridge. The unit also has separate WC room with close coupled WC and fitted sink and drainer unit with under counter dishwasher. The property is presented in good condition throughout and provides a Gross internal Area of 35 sq. m. (378 sq.ft.).

The property also has use of two bike racks that are situated in the rear communal garage area.





Situation: Unit 2, Old Granary, 48 Ferry Road is situated within the centre of the ancient Cinque Ports town of Rye in a prominent position close to the railway station and local supermarket. Rye offers a mix of pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 30 miles distant offering further shopping and recreational facilities while closer to the west is the historic town of Hastings with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

Travel and Transport: Rye train station, 1 minute walk away, offers direct links to the high speed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains from Ashford International. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.



General Information

Services: Mains Water, Mains Drainage, Mains Electricity

Broadband Speed: 67Mbps (Source Uswitch)

Mobile Coverage: 4G on EE, Vodafone, Three and O2

EPC: Energy Rating B (46)

Business Rates: Rateable Value £1800. Premises may be Eligible for Small Business Rate Relief

Local Authority: Rother District Council Tel: 01424 787000
Tenure: 999 year lease from 1 January 2022 with peppercorn ground rent - Share of Freehold

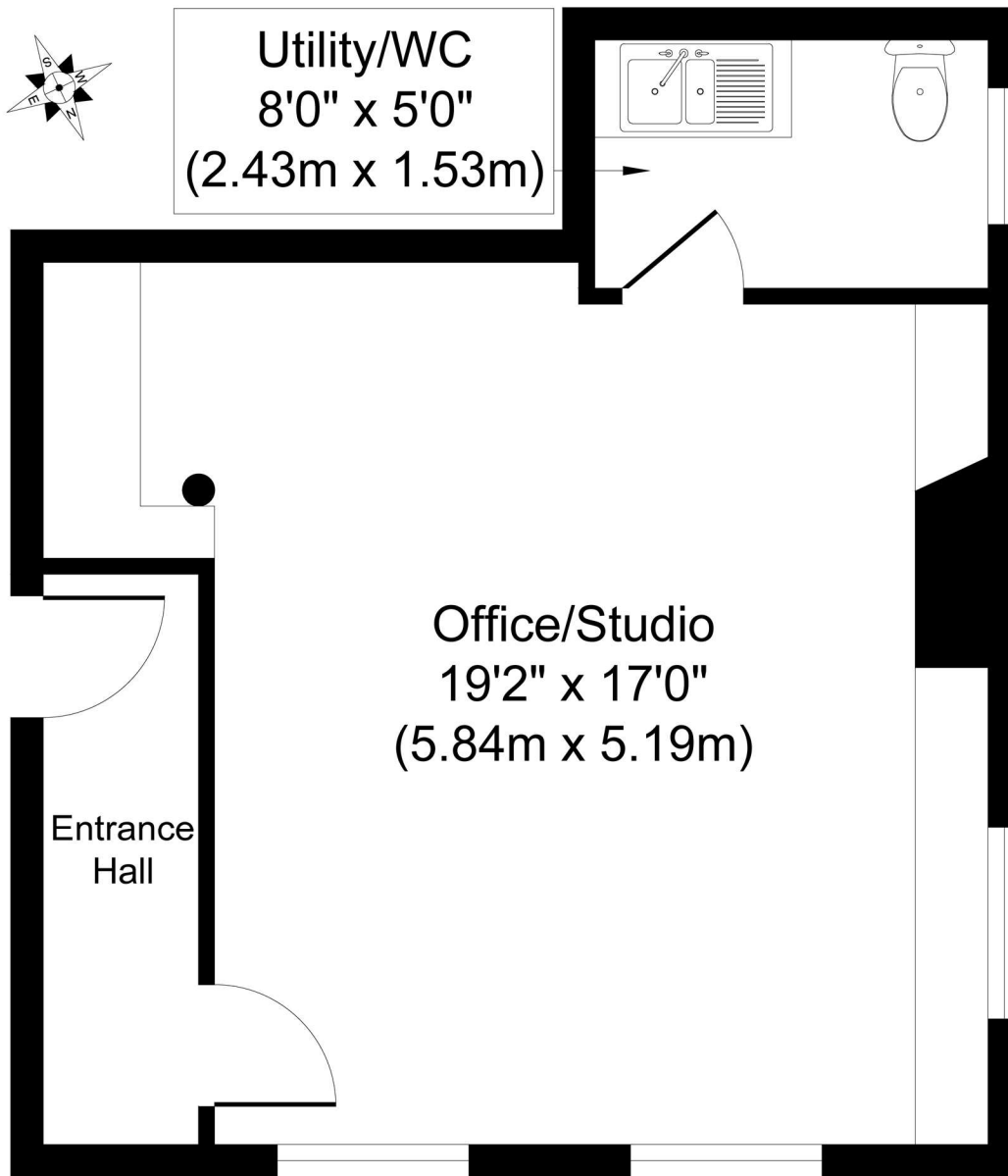
Service Charge: Approximately £97 pcm

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd on 01797 224852.





Utility/WC
8'0" x 5'0"
(2.43m x 1.53m)



Office/Studio
19'2" x 17'0"
(5.84m x 5.19m)

Entrance
Hall

Approximate Floor Area
378 sq. ft
(35.15 sq. m)

Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: January 2025

Photographs Dated: January 2025

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