

UNIT 2, ROTHER IRON WORKS, RYE, TN31 7HW

A centrally located commercial premises offering a variety of uses to rent in the heart of Rye, located off the A259.

- Commercial E Use
- Currently a Commercial Kitchen and Storage space
- Allocated parking space per unit

A new lease on full repairing and insuring terms outside the provisions of the Landlord & Tenant Act 1954.

Lease lengths offered: 12 months

Unit 2 Rent: £1,150 pcm / £13,800 per annum

Deposit : £1,150

Rother Iron Works is a commercial premises situated on the corner of South Undercliff and Fishmarket Road on the main A259 coast road that runs through the Ancient Cinque Port town of Rye.

The property is accessed from South Undercliff over a concrete hard standing area providing access to a gated 6 car parking space and access to the neighboring property known as the Iron House which has a right of vehicular access to a parking space at the rear of Iron House.

The building is currently divided into a number of self contained units that can be used for commercial E and B8 use.

Unit 2 – Offers 841 sq. ft. accommodation with self-contained glazed double door access from the parking area. The property has been used as a commercial kitchen and would be ideal for the new tenants to continue for such use, although could be used for alternative use. The unit will benefit from a single parking space.

Services: Mains Water, Mains Drainage, Mains Electricity

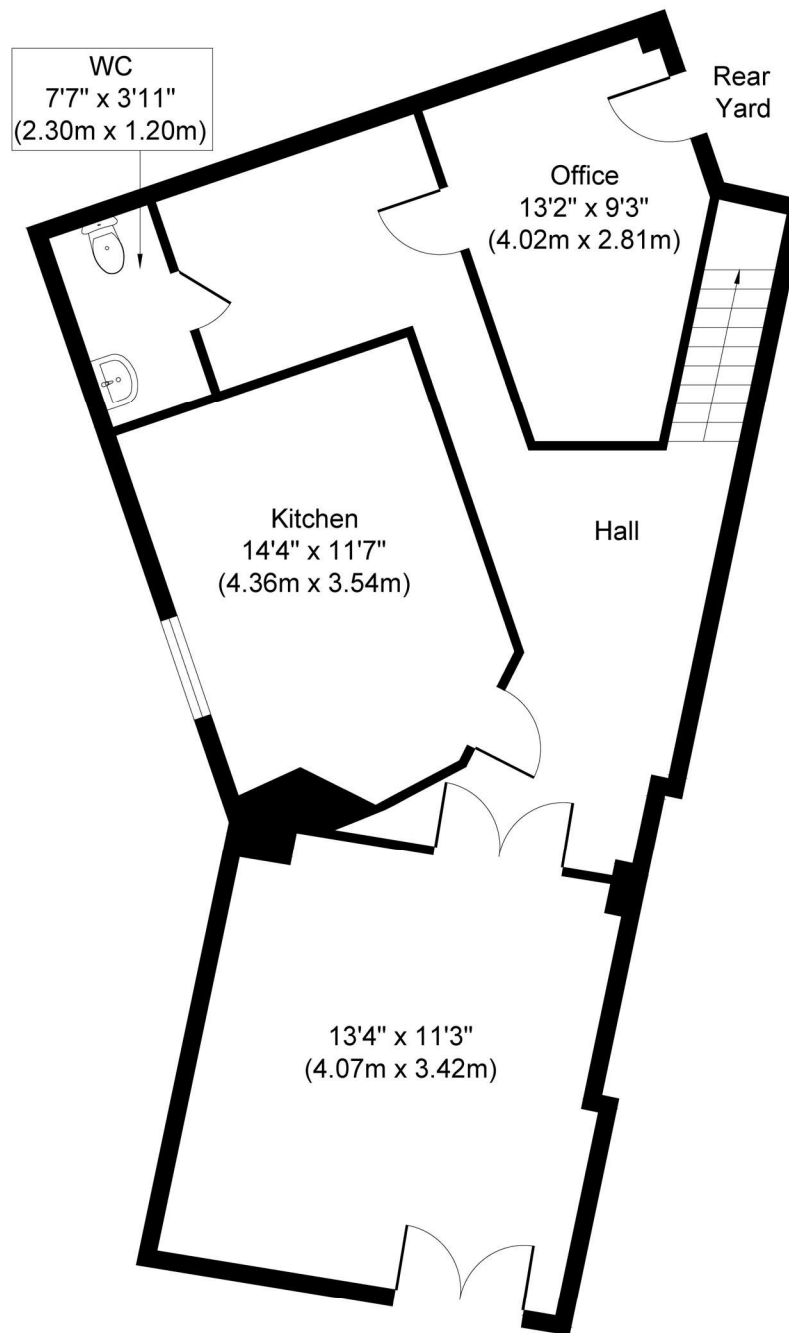
Broadband Speed: Up to 93 Mbps (source Uswitch)

Mobile Coverage: 4G coverage with EE, Three, Vodafone and O2

Local Authority: Rother District Council Tel: 01424 787000

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





Unit 2
Approximate Floor Area
841 sq. ft
(78.10 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: August 2026

Photographs Dated: August 2026

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