# PHILLIPS & STUBBS

coastal + COUNTRY

The property occupies a prominent
position in the centre of the High Street in the Conservation Area of the Ancient
Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are both held annually and a two screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St Pancras (37 minutes) and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include a leisure centre, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15 mile radius. Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

CURRENT BUSINESS UNAFFECTED. A Grade II Listed property under Reference 1252165 with Mathematical tiles on timber frame. Parapet, glazing bars intact above ground floor. Modern (1971) shop front benefiting from recent refurbishment by the current Tenant. The roof was overhauled in 2013 and the lower ground floor drainage was overhauled in 2023. To the rear of the property there is small area offering a fire exit and a small shed. There is a cellar though this is limited to services.

Occupancy Details
The existing occupant of 86 High Street hold a 10 year lease from June 2021 with a five year break although neither party intends to use the break and so the business remains unaffected in this investment sale of the shop and Freehold interest. Details of recently completed maintenance works are available to interested parties. Viewings by appointment only via the Agent Phillips and Stubbs.

Further Information
Local authority: Rother District Council. 01424 787752
Predicted mobile phone coverage: EE and Three
Broadband speed: Superfast 80Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK
Business Rates Payable: £27,500pa (Payable by Tenant)
Current Uniform Business Rate multiplier: 49.9P
Retail shop: EPC rating C – Expires May 2031
Ground Rent currently paid is £100 per annum per flat.

Building Insurance / Maintenance
Each of the Leasehold Flats above the Premises pays 30% of the Buildings Insurance Premium. The shop pays 40% of the Buildings Insurance Premium. There is no sinking fund in place for maintenance and so any future maintenance is to be agreed on an-ad hoc arrangement with the flats paying 30% each and the shop paying 40%. Freeholder would arrange relevant quotes accordingly. The commercial tenant maintains there

Guide Price £395,000 Freehold

# Ground Floor Premises 86 High Street, Rye, TN31 7JN

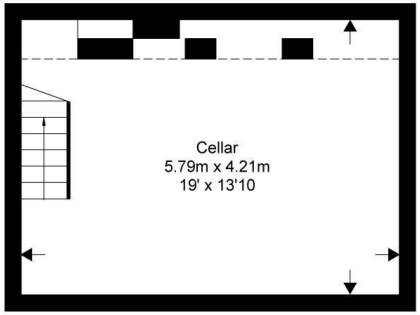
An opportunity to acquire a freehold investment, subject to an existing Lease, in the Conservation Area of the Ancient Town, forming a Georgian Grade II Listed period building benefiting from recent overhaul and currently comprising a double fronted ground floor retail unit and the Freehold of the building. Current business Lease is unaffected and so this is an Investment purchase.

• Commercial Premises and Freehold For Sale • 150.4 Square Metres Of Space • Superb Trading Position • Investment Only - Current Business Unaffected • Central Rye • Current Rent £23,750

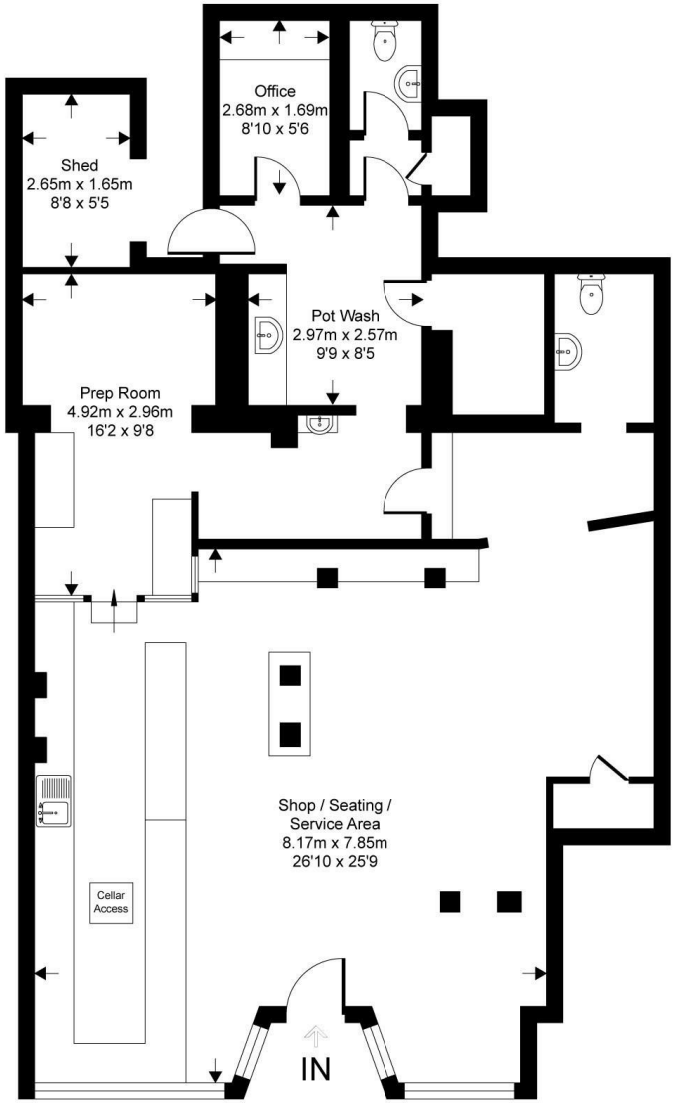
EPC: C
Local Authority: Rother District Council
Council Tax Band: Exempt

# High Street

Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft




**Lower Ground Floor**




**Ground Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.

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