

PHILLIPS & STUBBS



coastal +
COUNTRY

28 High Street, Rye, East Sussex TN31 7JG

Boasting arguably one of the best retail locations in the Town is this corner premises located at the top of Market Road and facing on to the busy High Street. Large window space is offered to both locations. The premises offers approximately 630 square feet of retail space on the ground floor. There is the added benefit of approximately 337 square feet of storage on the lower ground floor to include a kitchenette and staff toilet. A new FRI long term Lease is offered. Business Rates Payable are equal to £14,500 per year (this being subject to UBR). E(a) Usage only – retail of sale goods only and not suitable to any food related business. The property is presented in immaculate condition internally. EPC: C

- Ground Floor Premises On Rye High Street
- Excellent Location On Principle Route
- Immaculate Condition Internally
- Approximately 630 Square Ft Of Retail Space
- Approximately 337 Square Ft Of Storage Areas
- New FRI Long Lease Offered
- Not Suitable For Food Related Businesses
- Business Rates Payable: £14,500 per annum

£25,000 Per Annum

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice: Phillips & Stubbs, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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.

47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

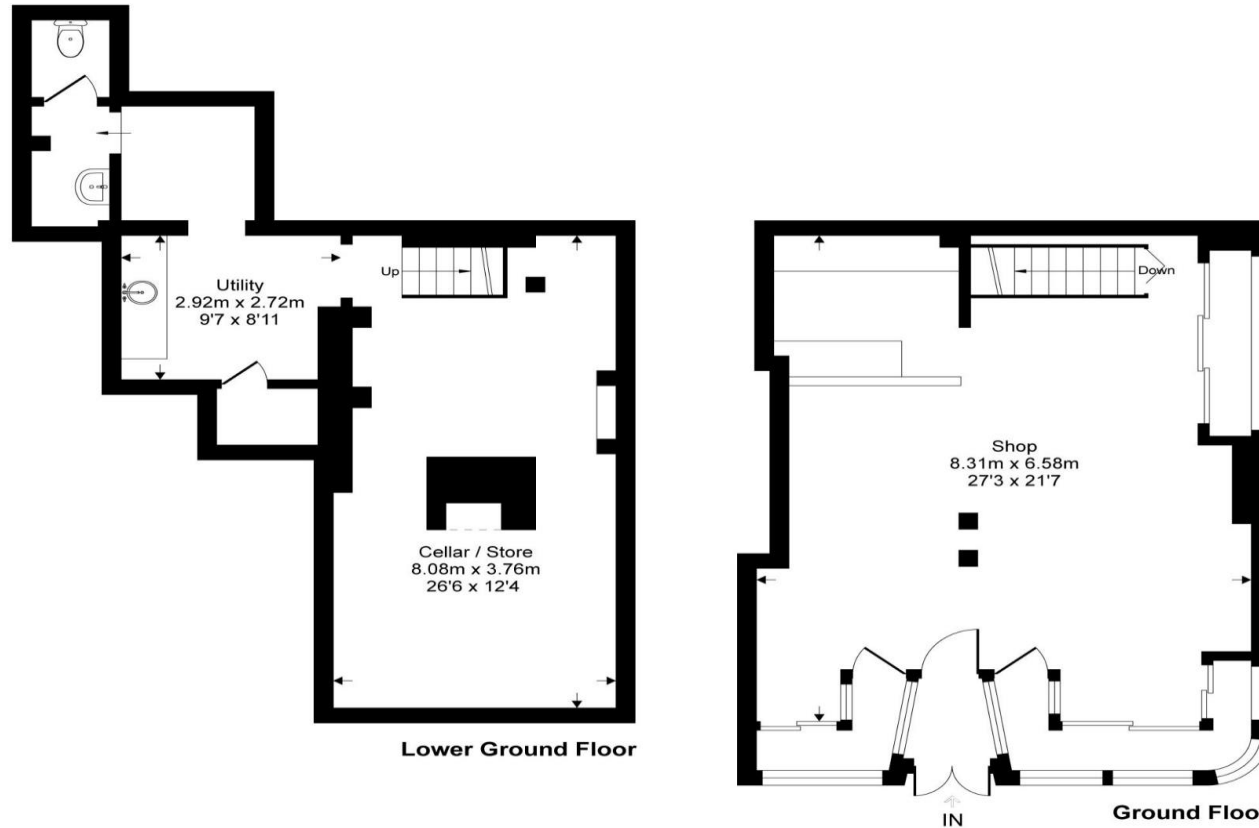
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High Street

Approximate Gross Internal Area = 105 sq m / 1126 sq ft



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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