

**RUSH
WITT &
WILSON**



44 Ferry Road, Rye, East Sussex TN31 7DN
Guide Price £99,000

INVESTMENT OPPORTUNITY IN PRIME LOCATION

Rush Witt & Wilson are pleased to offer a lock up commercial unit situated in a busy and prominent position close to railway station, supermarket and the town centre.

The unit comprises retail area with large window and door to the front and cloakroom with wash basin and wc.

Currently trading as a retail shop with tenant in situ. (rent review early 2027)

Prior approval has been confirmed, for change of use to bedsit (Class C3 - Dwellinghouse).

Offered on a new long lease of 125 years.

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

Locality

Conveniently located in the heart of Rye an ancient Cinque Ports Town on the south coast, the town offers a bustling High Street with a fine selection of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries.

Rye boasts the famous cobbled Citadel, working quayside, weekly farmers / general markets and a railway station which allows access to Brighton in the west and to Ashford in the east where there are connecting high speed services to London. Primary and secondary schooling is available in the town, along with a sports centre with indoor swimming pool.

The town is boarded by beautiful undulating countryside and a short drive away from Rye Harbour, there is a nature reserve with access to miles of open shingle beach, this forms part of the stunning

coastline of the Rye bay, which is also home to the famous Camber Sands, also only a short drive away.

Retail Area

20' x 13'1 (6.10m x 3.99m)

Large triple window and door to the front. Divided to provide storage area.

Cloakroom/WC

3'11 x 2'9 (1.19m x 0.84m)

Wash basin and wc.

Tenure

Lease

A new 125 year lease will be granted.

Maintenance / Service Charges

We have been advised that the annual service charge is £375 and the annual ground rent is £100.

Agents Note

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.

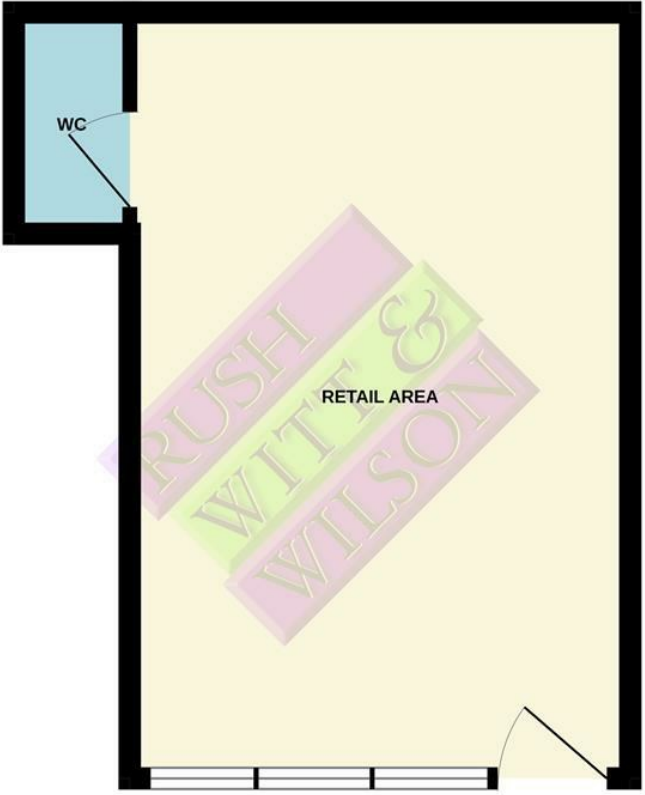
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

The business rateable value is £3,650.

There is a long term tenant in situ / rent review due early 2027.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested as to their operability or efficiency can be given.
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