

**RUSH
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WILSON**



THE BARGAIN BOX

31

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Waterman's Leather
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LEATHER REPAIRS

35 Cinque Ports Street, Rye, East Sussex TN31 7AD
Guide Price £295,000

Rush Witt & Wilson are pleased to offer the opportunity to acquire a mixed commercial and residential property in a busy street within the ancient Cinque Port town of Rye.

There is a ground floor retail unit and first floor apartment comprising two bedrooms, living room, kitchen and bathroom.

The property is being offered chain free and could be available for early occupation.

Currently trading as a leather goods shop, business goodwill and stock could be available by separate negotiation.

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



Locality

The property occupies a prime trading position in the heart of Rye, located on Cinque Ports Street, among other retail businesses and only a short walk from the railway station.

The town offers a wide range of daily amenities including general and specialist retail stores, supermarket and weekly general market.

Rye also boasts the famous cobbled Citadel, working quayside, sports centre with indoor swimming pool and railway station offering regular services to the city of Brighton and to Ashford where there are connecting, high speed services to London.

The town is surrounded by beautiful undulating countryside, is only a short drive from the famous Camber Sands and Rye Harbour where there are mooring and launching facilities available, collectively forming part of the stunning coastline of the Rye Bay.

RETAIL UNIT

31'2 x 18'2 narrowing to 14'8 (9.50m x 5.54m narrowing to 4.47m)

Large display window to the front and connecting door to:

Kitchenette

9'10 x 5'10 (3.00m x 1.78m)

Worktop with inset sink with cupboards under, space beneath for fridge.

Cloakroom

6'2" x 3'2" max (1.88m x 0.99m max)

Low level wc.

Timber Built Store

11'1" x 6'4" (3.39m x 1.95m)

With light and power connected.

FIRST FLOOR APARTMENT

This can be accessed independently via a passageway to the rear or from the kitchenette area of the retail unit.

Stairs rise to the first floor.

First Floor Landing

Skylight, deep storage cupboard.

Living Room

16'10 x 11'3 (5.13m x 3.43m)

With window to the front.

Kitchen

11'3 x 6'9 (3.43m x 2.06m)

Fitted with a range of traditional style cupboard and base units with matching wall mounted cupboards, work surface with inset four burner gas hob with oven beneath and inset sink, space and plumbing for washing machine, space for a fridge.

Bedroom

13'11x 10'5 (4.24mx 3.18m)

Window to the rear, built-in wardrobes, further cupboard housing wall mounted gas fired boiler.

Bedroom

14'1 x 6'4 (4.29m x 1.93m)

Window to the front.

Bathroom

8'7" x 5'10" (2.62m x 1.8m)

White suite comprising panelled bath with mixer tap and shower attachment, wash basin and wc, window to the rear.

Rear Yard

There is a small yard with a substantial timber built store.

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.

Apartment - Council Tax Band – A

Retail Unit - Business Rateable Value - £9,600 - depending

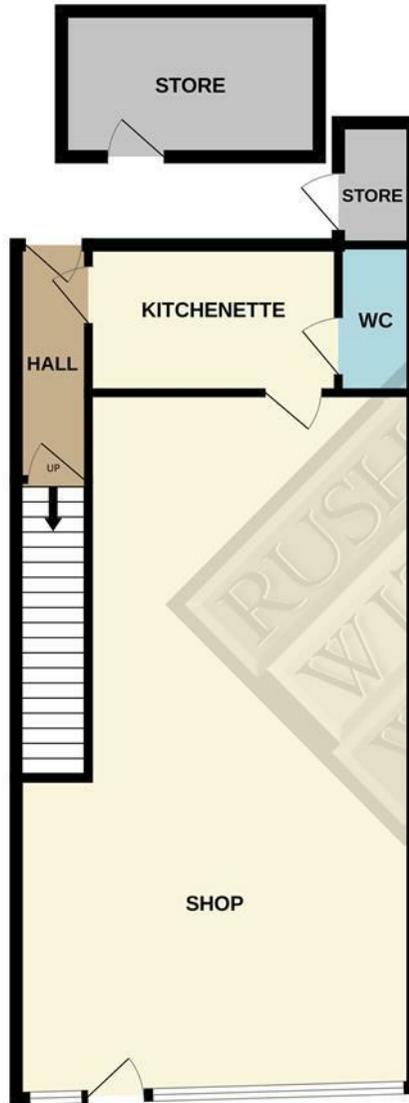
upon a buyers circumstances it may be possible to apply for small business rate relief.

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

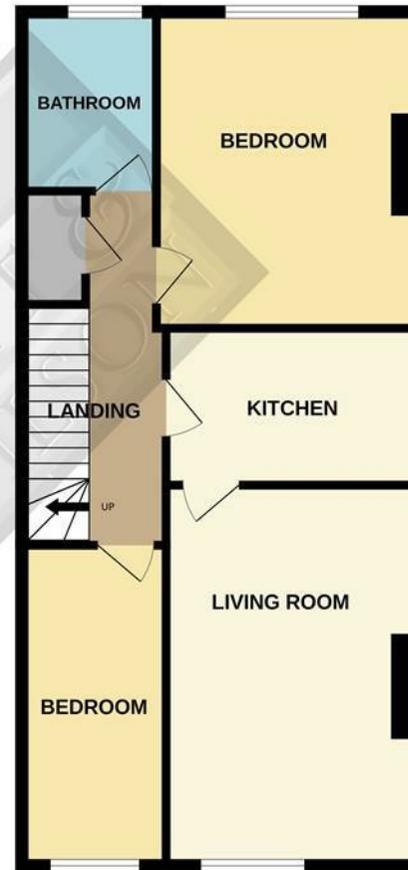
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



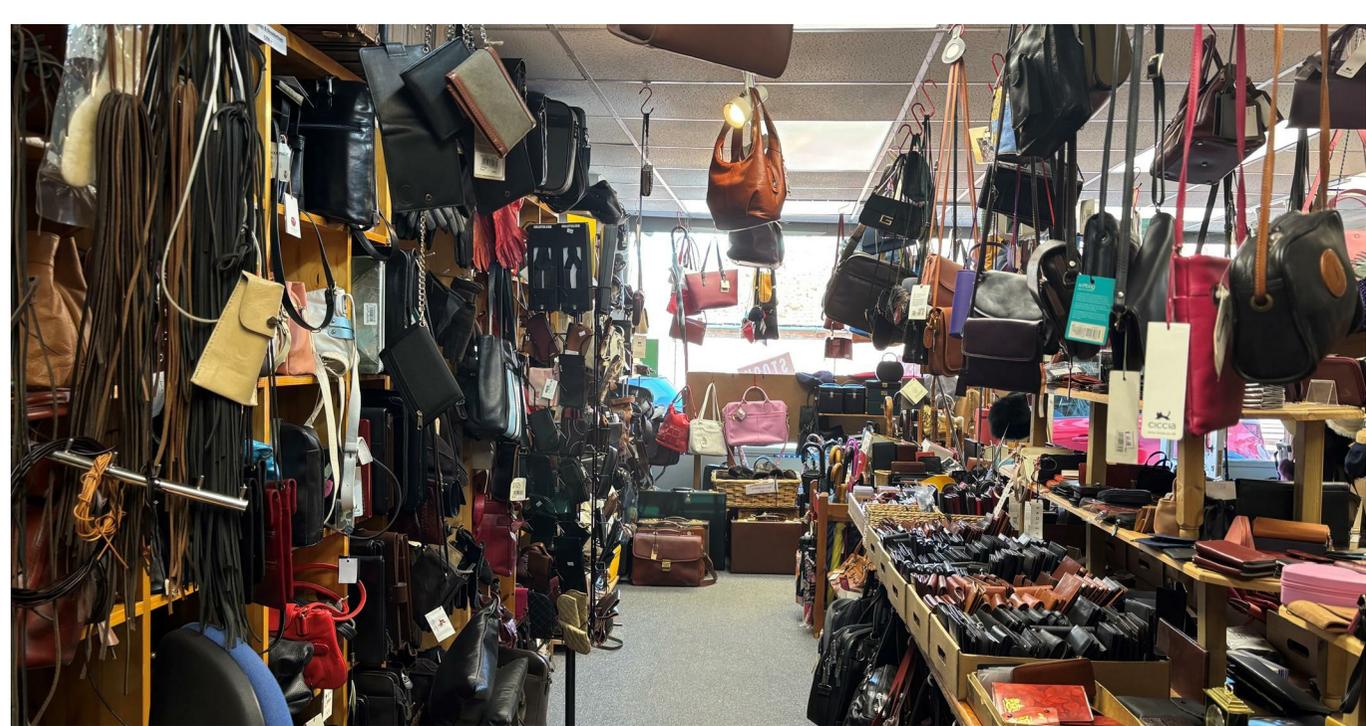
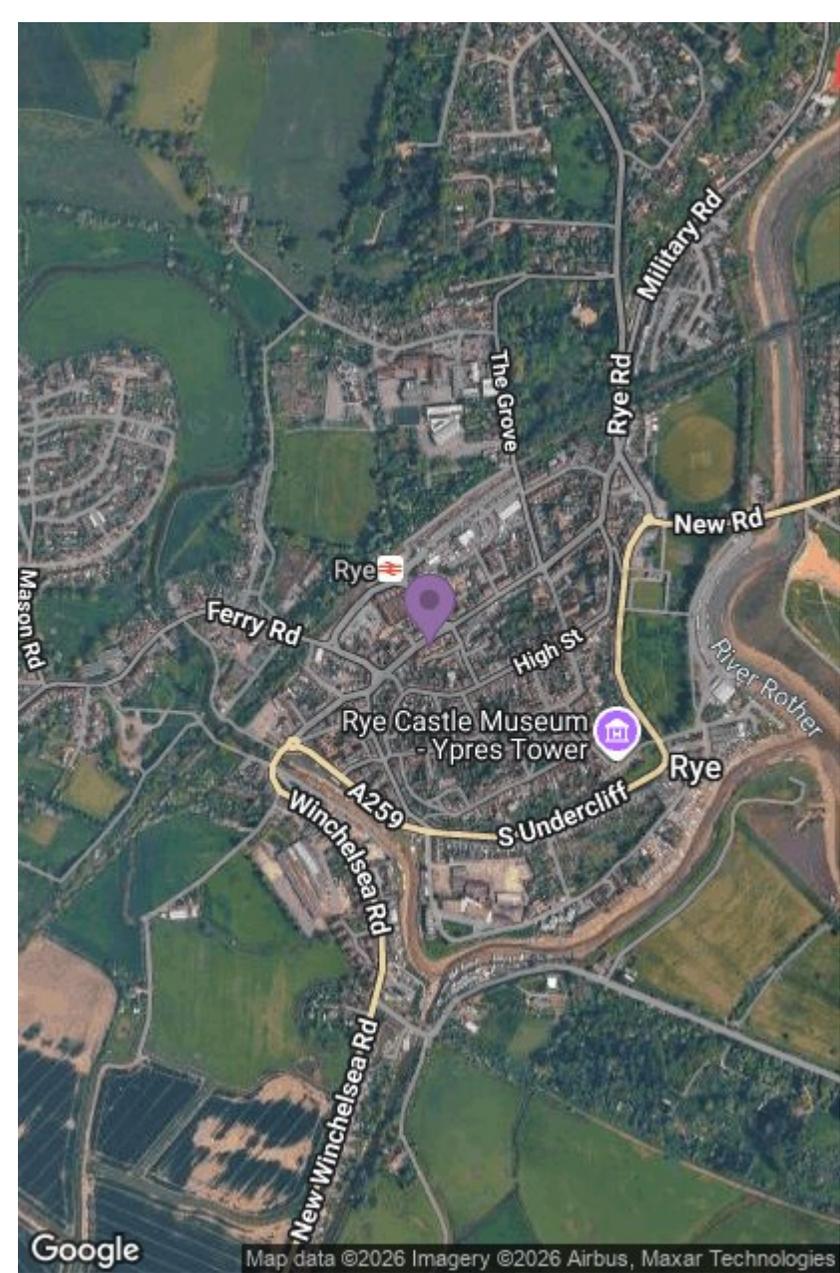
FIRST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Proposed	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(69-81) B
(69-80) C			(55-69) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		71	75
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			EU Directive 2002/91/EC



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Lettings & Property Management**



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