

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is well situated within the Conservation Area of the medieval town of Rye, occupying a prominent position at the base of Mermaid Street in the Strand Quay area in a good retailing position adjacent to other retail units, guest houses and art/antique galleries. The Ancient Town and Cinque Port is renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, and fine period architecture with half-timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras in 37 minutes. The M20 may be joined at Ashford via the improved and upgraded A2070 and A259. Rye attracts visitors from throughout the UK, Europe, America and the Far East.

A ground floor purpose built lock up retail unit with front and side display windows. Total useful floor area: 85 sq.m. The property is currently occupied by "Hilton & Hayward", an independent retailer of carefully curated, eco-friendly, ethical artisan gifts, gift hampers, homeware and interiors; [hiltonandhayward.com](http://hiltonandhayward.com). Further details regarding the terms of the prevailing seven-year business lease and rental yield upon request.

Long lease details in summary:

Term: 125 years from 1988

Ground Rent: Peppercorn

Permitted trading hours: Normal business opening hours but not to open after 7pm on any day

Permitted use: As a retail shop but other uses aside from catering and food could potentially be considered subject to approval by the freeholder.

The long lease is subject to outgoings and contributions.

Further information:

Mains electricity, water and drainage.

Predicted mobile phone coverage: 02, EE and Three

Broadband speed: Ultrafastfast 1000Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK

Local Authority: Rother District Council 01424 787730. Rateable Value £9,200.

Uniform Business Rate Multiplier for 2024-2025: 49.9. Current business rates payable approximately £4591\* pa.

\*The property is currently eligible for Small Business Rate Relief whereby no business rates are payable.



Guide price: £195,000 Long leasehold (125 years from 1988)

Shop Unit 1, Strand Court, Strand Quay, Rye, East Sussex TN31 7AY



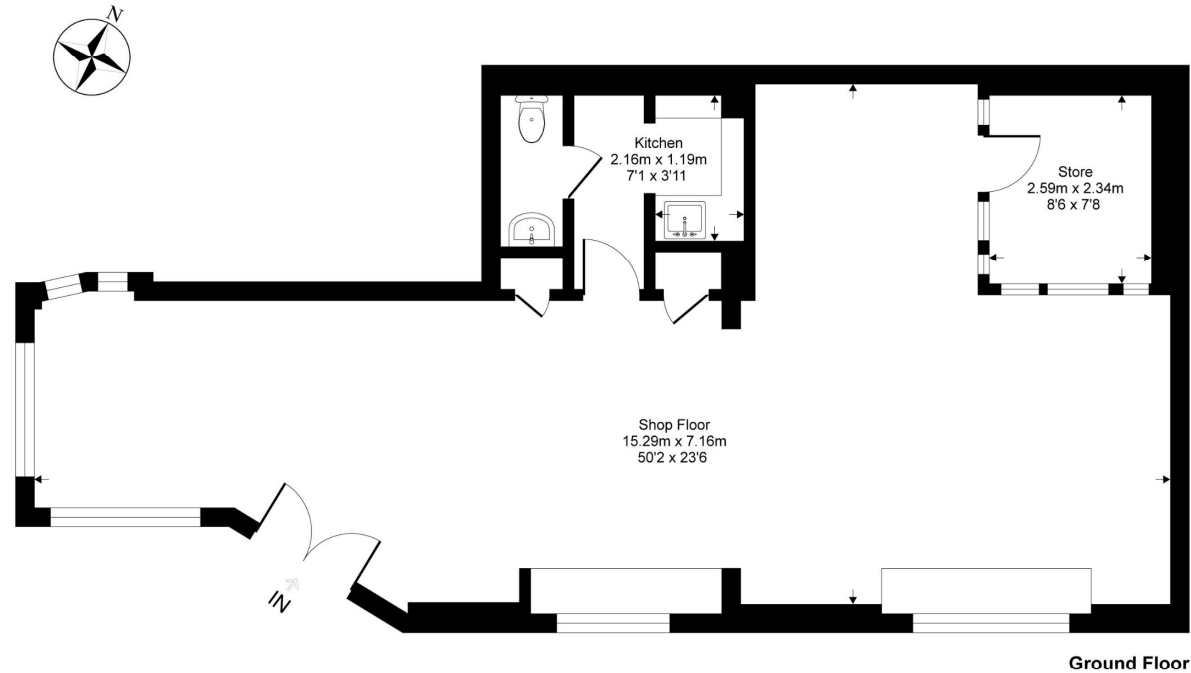
Investment opportunity, business unaffected.

A modern purpose-built retail unit, subject to a business lease in favour of an independent retailer, occupying a prominent trading position on the Strand Quay in the Conservation Area of the Ancient Town of Rye.

- Large open plan retail area
- Store
- Kitchen
- Cloakroom
- Electric Heating
- EPC rating C
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## Strand Court, TN3

Approximate Gross Internal Area = 85 sq m / 920 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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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 [rye@phillipsandstubbs.co.uk](mailto:rye@phillipsandstubbs.co.uk)  
Mayfair Office, 15 Thayer Street, London W1U 3JT 0870 1127099 [mayfair@phillipsandstubbs.co.uk](mailto:mayfair@phillipsandstubbs.co.uk)

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)