

MIXED USE INVESTMENT FOR SALE**Mixed-Use Investment For Sale****25 Wish Street, Rye, East Sussex TN13 7DA**

- High profile ground Floor Retail Unit extending to 2,930 sq.ft with road frontage to A259 available with Vacant Possession or on sale & leaseback terms.
- 5 Apartments 2&3 Bed + ensuite of which 4 are new build Let on AST's overlooking the Quay.
- Freehold
- Affluent & Attractive tourist coastal town
- Adjacent to Rye Town Centre
- Rye town centre car park adjacent
- Additional Planning potential

Location

Rye is an affluent and attractive coastal town in East Sussex, situated approximately 19 miles southwest of Ashford and 12 miles east of Hastings. London is 62 miles to the northwest. Road communications are good with the A259 / A2070 linking onto the M20 at Junction 10 (Ashford).

Rye railway station is only 250 metres from the property providing direct services to Ashford International, Hastings and Eastbourne.

Description

The property comprises a three-storey mixed use retail and residential building fronting the A259 adjacent to Rye town centre. The property overlooks the quayside.

Part of the property is new build and comprises 4 apartments, all spacious and fitted to a high specification.

The ground floor retail / restaurant offers excellent potential for splitting / conversion or letting to a national retail chain.

There is a large town centre pay and display car park adjacent to the property.

Rye is town centre is vibrant with a wide range of independent retailers that attracts a range of investors / second homeowners for both commercial and residential properties.

Accommodation

GROUND FLOOR RETAIL	2,930 sq.ft.	272 sqm
APARTMENT 1	974 sq.ft.	91 sqm
APARTMENT 2	1,062 sq.ft.	99 sqm
APARTMENT 3	1,055 sq.ft.	98 sqm
APARTMENT 4	1,128 sq.ft.	105 sqm
APARTMENT 5	961 sq.ft.	89 sqm

Tenancies

The ground floor retail unit has traded a take-away fish & chip shop and restaurant for over 50 years and by the current owner for 22 years. It is available with vacant possession or on leaseback terms to be agreed.

The apartments are currently let on AST's producing £77,112 per annum. The apartments would be attractive if sold individually to second homeowners.

Planning

Planning consent exists to convert part of the ground floor retail space to residential.

Price

The property is offered with a guide price of **£1,900,000** subject to contract only.

Tenure

Freehold

VAT

VAT is **not** applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

EPC

Available Upon Request

Viewing & Further Information

By prior appointment only.

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