PHILLIPS & STUBBS



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Asking Price £155,000 Leasehold

Shop 1 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.
INVESTMENT ONLY AS TENANT SHALL BE STAYING IN OCCUPATION. CONTACT AGENT FOR LEASE DETAILS.

• Investment Purchase • Premises Located Within Strand Quay • 85 Square Metres • Windows Along The Length Of The Premises • No Service Charges Payable

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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.

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