



Warner *Gray*

9 — 13 Cinque Port Street,
Rye, East Sussex TN31 7AD

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Guide Price : £395,000

A substantial detached property combining both commercial and residential elements, ideally situated in the heart of the historic Cinque port town of Rye.

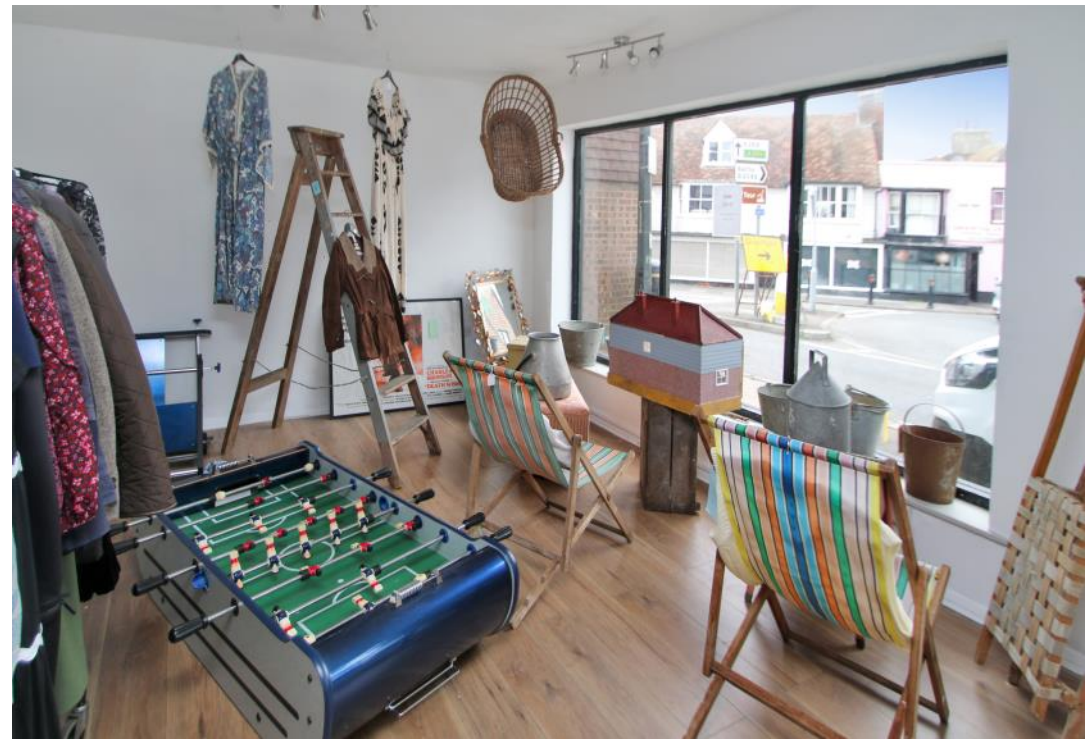
The building features two prominent retail units, each with a spacious retail area and an adjoining storeroom / cloakroom.

Above is a well-presented two bedroom self-contained first-floor apartment includes a bright double-aspect open-plan living and dining area, a modern fitted kitchen, two double bedrooms and a bathroom. This versatile property has three independent entrances allowing for full flexibility, presenting a superb opportunity for investors seeking rental income from both residential and commercial tenants, or for those looking to live above their own business premises in a sought-after location taking full advantage of the town's amenities and considerable passing trade, both local and tourist.

SITUATION: The property enjoys a central location in the Conservation Area of the charming Cinque Port town of Rye, renowned for its historic significance, quirky shops and festivals, meaning that it is a major tourist destination all year. The town caters for every day life and tourists alike, and has a range of shopping, health and leisure facilities, great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and craft shops. There are also annual Rye Arts and International Jazz Festivals, a two-screen Kino cinema complex, and for lovers of seafood the annual Rye Bay Scallop festival is a must. The Romney Marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away there are many good walks and leisure activities to pursue. For public transport, the town has local train services to Eastbourne / Brighton and to Ashford, from where the High Speed connection to London St. Pancras can have you in the capital in 37 minutes.

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The accommodation comprises the following with approximate dimensions :

RETAIL AREA 1

19'1 x 12'8. Door and a large display window to the front and high-level window to the rear.

STORE 8'3 x 6'2

CLOAKROOM 6'2 x 3'10

RETAIL AREA 2

19'1 x 13'5. Door and large window display to the front

STORE / CLOAKROOM Wash hand basin and w.c.

COURTYARD Accessed by a side gate leading to a good sized private walled courtyard garden providing a lovely outdoor space for the apartment. External stairs lead up to :

FIRST FLOOR APARTMENT

SITTING / DINING ROOM 19'6 x 12'6. Double aspect

with windows to the front and rear. Kryros radiators.

KITCHEN 12'9 x 6'2. Windows to the front and rear. Range of worktops with wall and base cupboards. Stainless steel sink unit. Fitted dishwasher. Inset hob with oven and grill beneath and extractor over, generous tiled surround, space and plumbing for washing machine, space for fridge freezer.

BEDROOM 12'10 x 8'9. Windows to the front and rear. Kyros radiator.

BEDROOM 2 9'11 x 9'4. Window to the front. Kyros radiator.

BATHROOM Obscure glazed window to the rear, white suite comprising wash stand with semi recessed wash basin, low level w.c. bath with mixer tap, screen and shower attachment, wall tiling, heated towel rail.

AGENTS NOTE The above is a brief description with approximate measurements. Please note that the appliances and services have not been tested.

SERVICES Local Authority : Rother District Council. Tax Band C (the apartment).

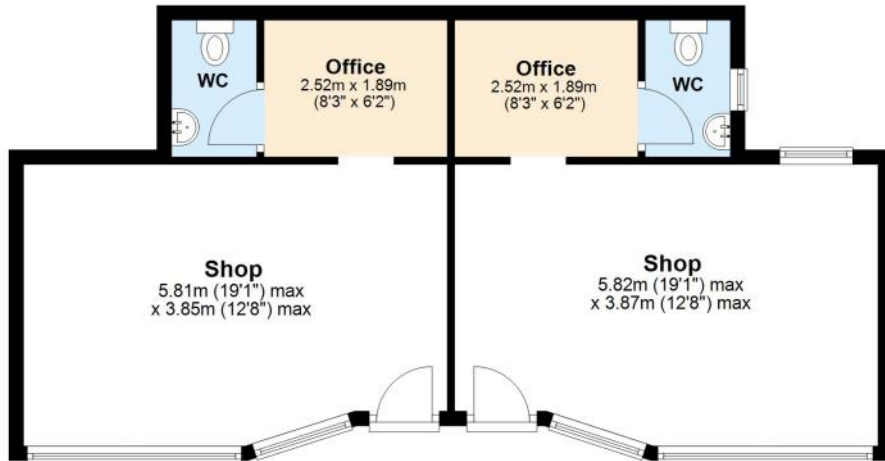
Commercial units : We are informed that the rates payable are £2370 each unit for 2025/26. We also understand this can be subject to small business rate relief resulting in zero payable * (conditions apply)

VIEWING by appointment through WarnerGray
01797 290050



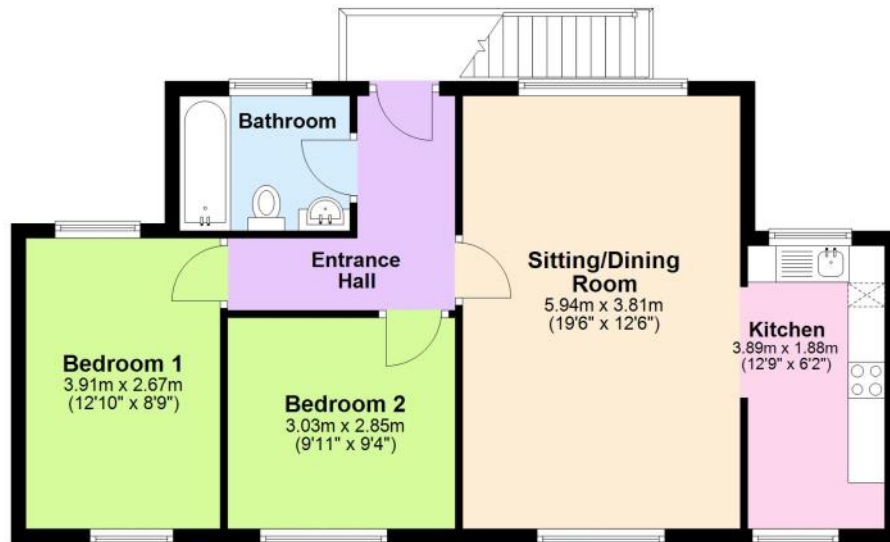
Ground Floor - Shops

Approx. 58.5 sq. metres (629.7 sq. feet)



First Floor Flat

Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 120.0 sq. metres (1291.9 sq. feet)



All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.

