

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a prominent position fronting the High Street within the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the Town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are both held annually and a two screen cinema complex is situated in Lion Street. From the Town there are local train services to Eastbourne and to Ashford International with high speed connections to London St Pancras (37 minutes) and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include a leisure centre, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15 mile radius. Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from 7 miles of sandy beaches and dunes at Camber Sands.

A Grade II Listed property of 18th Century origins with later 19th and 20th Century additions and formerly two properties (107a and 108) there are still two front doors and two staircases which can give flexibility to the layout should an owner wish to live on site. Owned for the past eighteen years and run as a successful guest house and a 44 cover restaurant. The whole property has undergone extensive improvement and renovation over recent years including a conservatory extension forming the rear restaurant. All guest rooms have en suite facilities and presented in good decorative order. Overall a rare opportunity to purchase a popular going concern which has a 5 star rating on Tripadvisor as well as being 'Travellers Choice 2022'.

Further information can be viewed on www.haydensinrye.co.uk

The ground floor has a front restaurant overlooking the High Street with an inner hallway leading through to the main reception and rear restaurant which enjoys far reaching views. The adjoining commercial kitchen has a door to the rear terrace and there is a cellar and customer toilet facilities.

There is a main staircase as well as a secondary staircase to the first floor where there are four well appointed guest rooms all with en suite facilities. There is a useful laundry room and separate store room.

On the second floor there are a further four rooms again all with en suite facilities. Two staircases serve the second floor. All rear facing rooms enjoy widespread views and the front rooms overlook the High Street.

Outside: To the front and there is room for several additional outside tables used during the Summer months. Also to the rear there are two lower areas of terraced garden and there is a path leading down with access out to Fishmarket Road.

108 High Street – Rateable Value is £20,000 pa – UBR@ 51.2pence in the pound = £10,240

107a High Street – Rateable Value is £8,600pa – UBR @ 49.9pence in the pound = £4291.40

Total Rateable Value - £28,600

The business has enjoyed Hospitality relief in recent years which reduces the liability considerably.

Calculated Payable in 2022-2023 - £5,000

Local Authority - Rother District Council.

Price guide: £1,400,000 freehold

Haydens, 108 High Street, Rye, East Sussex TN31 7JE



An opportunity to purchase a freehold 8 bedroom guest house with 44 cover restaurant occupying a prominent High Street position centrally located within the Ancient Town and Cinque Port of Rye enjoying widespread views to the rear over the lower reaches of the River Rother and across Romney Marsh.

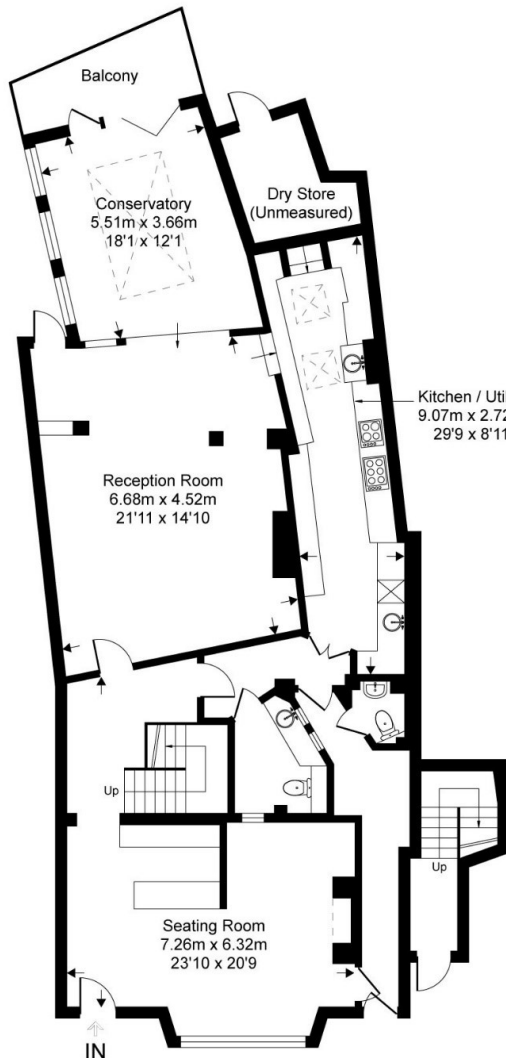
- Front restaurant • Rear restaurant/conservatory • Commercial kitchen • Customer toilets • Store areas • Cellar
- First floor • Four bedrooms all with en suite facilities • Laundry room
- Second floor • Four bedrooms all with en suite facilities • Office • Gas heating
- Rear terrace with two lower terrace areas of garden • EPC rating C



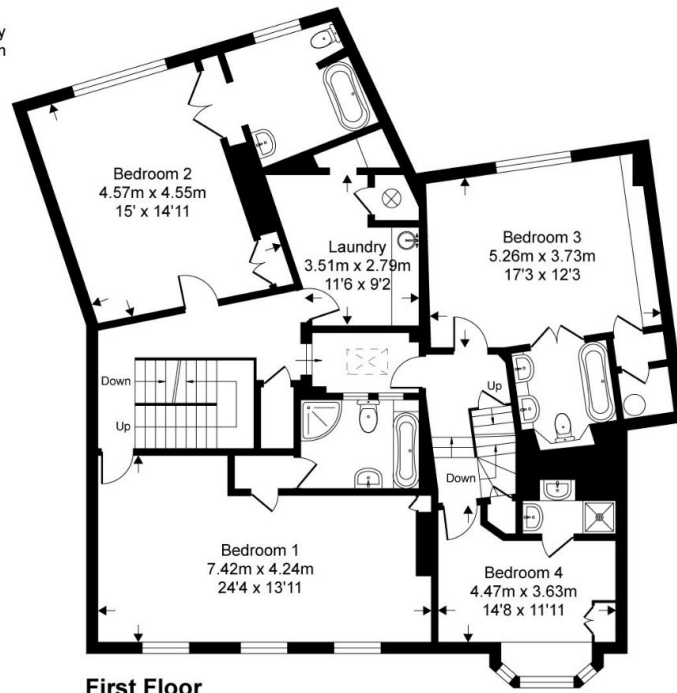
 = Reduced headroom

High Street

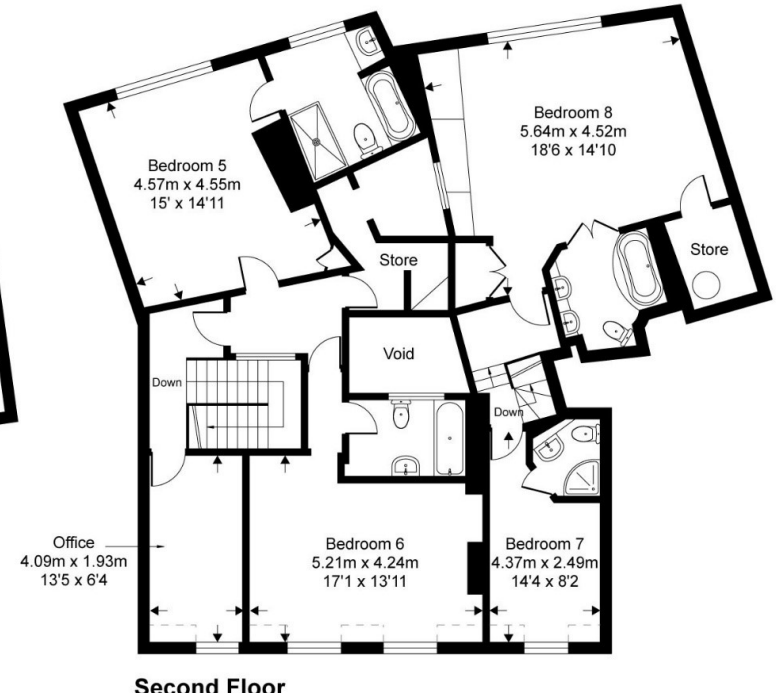
Approximate Gross Internal Area = 443 sq m / 4764 sq ft
(excludes restricted head height & void)



Ground Floor



First Floor



Second Floor

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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