

# PHILLIPS & STUBBS



coastal +  
COUNTRY



£1,000 Per Month

53a Cinque Ports Street, Rye, East Sussex, TN31 7AN



A ground floor commercial unit fronting Cinque Ports Street with cloakroom facility and staff office. Excellent condition throughout. Retail only though cannot be used for food related businesses. 635 square feet of retail area. Please note that the current fittings can be removed to allow a new tenant to carry out their own shop fitting to their requirements. EPC: B. Business Rates: £10,500pa

- Centrally Located Commercial Premises
- 635 Square Feet
- Staff Cloakroom And Separate Office Room
- Available Now
- Regrettably No Food Related Businesses

# PHILLIPS & STUBBS

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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Phillips & Stubbs, their clients and any joint agents give notice that:

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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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