

GPS
commercial

Ref: 31209

Famous Tea Rooms in Rye
Leasehold Price: £115,000



Famous Tea Rooms in Rye with Worldwide Reputation

Leasehold Price: £115,000.

Viewing by appointment: Please contact 01323 727271 or email info@gps-direct.com

Summary

Full of character and charm, this long-established tea room is tucked just off one of Rye's main shopping streets. With a proud history spanning over 70 years, it has become a much-loved destination, drawing visitors from across the globe to enjoy its famous cream teas. Renowned for its welcoming atmosphere and year-round popularity, the business offers a rare opportunity to take on a thriving and iconic part of Rye's hospitality scene.

Location

The property is situated in the ever popular and busy High Street in the historic town of Rye. Rye is a charming and historic town that offers a unique blend of old-world charm and modern amenities. Its picturesque streets, beautiful architecture, and proximity to the sea make it a highly desirable place to live. For local businesses, Rye's thriving tourism industry and its reputation as a cultural hub provide high levels of footfall. The town's unique character and atmosphere attract visitors from around the world, making it an ideal location to run a successful hospitality business.

Business

Established in 1953, the tea room has built an outstanding reputation and is a repeat recipient of the Travellers' Choice award, placing it among the top 10% of all listings on TripAdvisor. The menu focuses on traditional afternoon teas, freshly baked cakes, and light lunches, all of which attract a loyal following and a steady stream of new visitors. Trade is exceptionally strong during the summer months, with queues often forming for tables, while business remains consistent throughout the rest of the year.

Our client is only lightly involved in the day-to-day running (approximately eight hours per week), supported by two full-time staff and a flexible team of part-time waiting staff. The business operates seven days a week from 10:00 am to 5:00 pm.



Premises

The ground floor comprises two interconnected seating areas together with a well-equipped kitchen. To the rear, a courtyard offers additional seating, alongside an external customer WC. There is also space for three tables to the front of the property, providing further outside covers.

The first floor provides two rooms currently used for storage, together with a staff WC incorporating a shower.

The premises throughout are attractively presented and maintained to a high standard and it is Grade II listed.

Lease

There is a 10-year lease which commenced in May 2019 at a current rent of £25,200 per year. The lease is protected by the Landlord & Tenant Act 1954, meaning the tenant at the time can expect a new lease at the end of the term with no premium to pay.

Rates

Rateable Value - £4,900. This is not the amount payable, and the premises qualify for 100% Small Business Rates Relief (subject to the owner's status), meaning no rates would be payable.

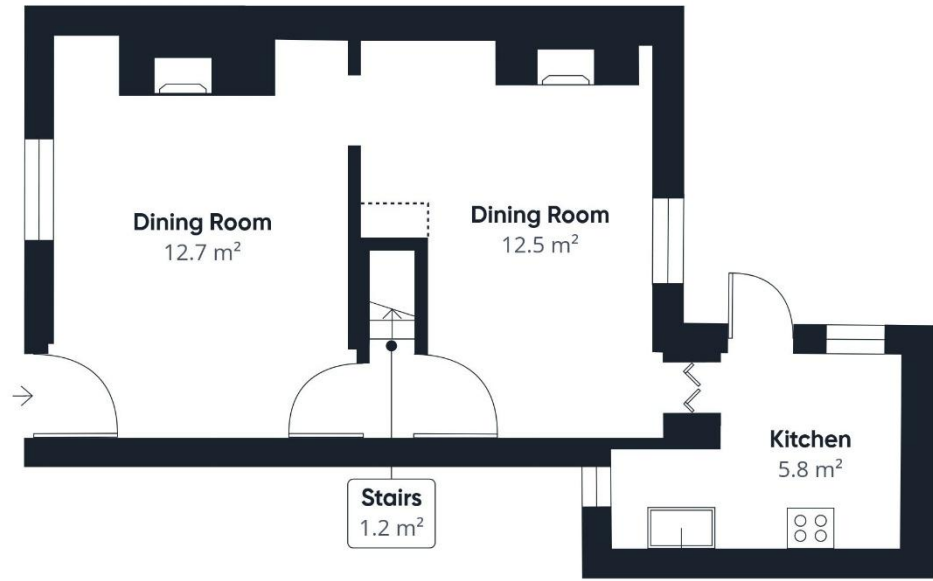
EPC Rating - TBC

VAT

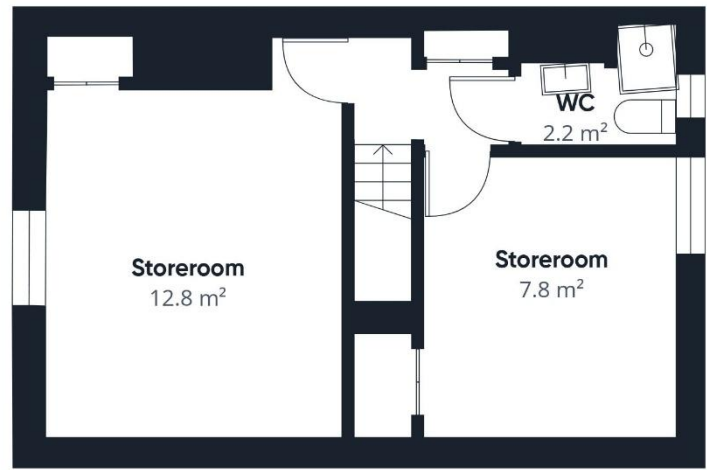
Unless otherwise stated, the terms quoted are exclusive of VAT. Applicants are advised to make their own enquiries as to whether VAT will apply to this transaction.



FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
58.1 m²
Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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