

GPS

commercial

Ref: 31166



Freehold Jewellery Shop with Accommodation in Rye
Price: £550,000

Freehold Jewellery Shop with Four-bedroom Accommodation

Price: £600,000 Freehold to include the goodwill of the business.

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

Summary

The charming property sits in the historic Rye High Street. There has been a jewellery shop here since 1866 and the current, profitable business is offered as a going concern. The accommodation includes four bedrooms, lounge and kitchen with far reaching views towards Camber and beyond.

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 retailers, 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 retail business.

Business

Established in 1866 with only six owners in its history, this profitable jewellery shop specialises primarily in an eclectic mix of second-hand, vintage, antique and new jewellery. Currently operating with limited hours (10:30 am to 4:00 pm, Wednesday to Saturday), there is potential to expand these hours and introduce online sales. The business is currently managed by the sole owner with no staff. Full financial information is available to serious buyers.

Business Premises

The retail space measures 3.0m wide by 6.8m deep and features a counter and a collection of traditional display cabinets. Additionally, there is a separate office measuring 2.8m by 1.7m.



Accommodation

The residential accommodation can be accessed independently from the retail space which occupies most of the ground floor. A staircase leads to the lower ground floor, where there is a kitchen, bathroom, separate WC and lounge. Upstairs, the first floor features two double bedrooms, while the second floor offers two additional rooms. Many of the rooms boast expansive views across the Romney Marsh, overlooking Camber and beyond.

Business Rates

Rateable Value - £5,500. 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.

Council Tax Band - B

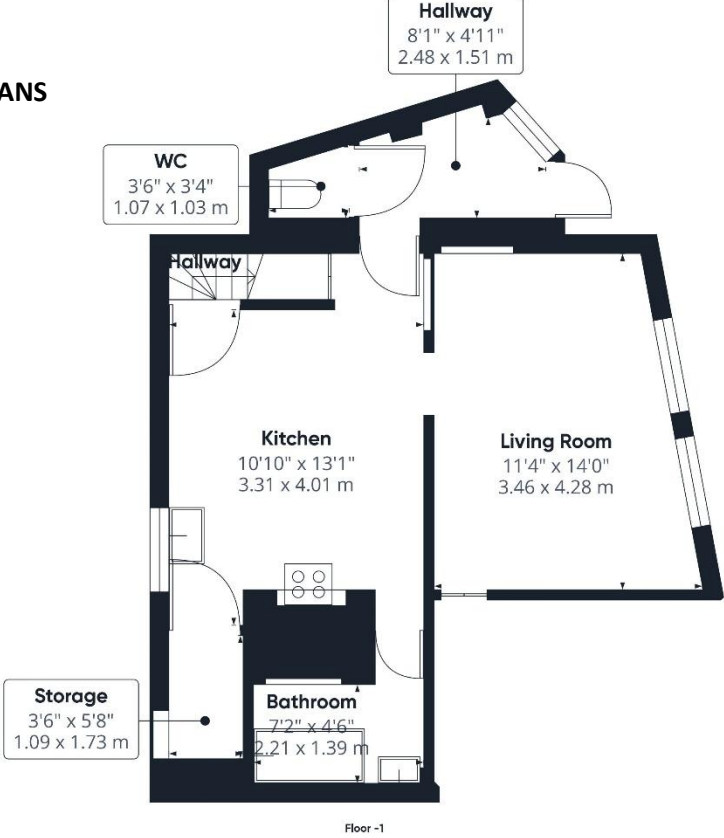
EPC Rating - TBC

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



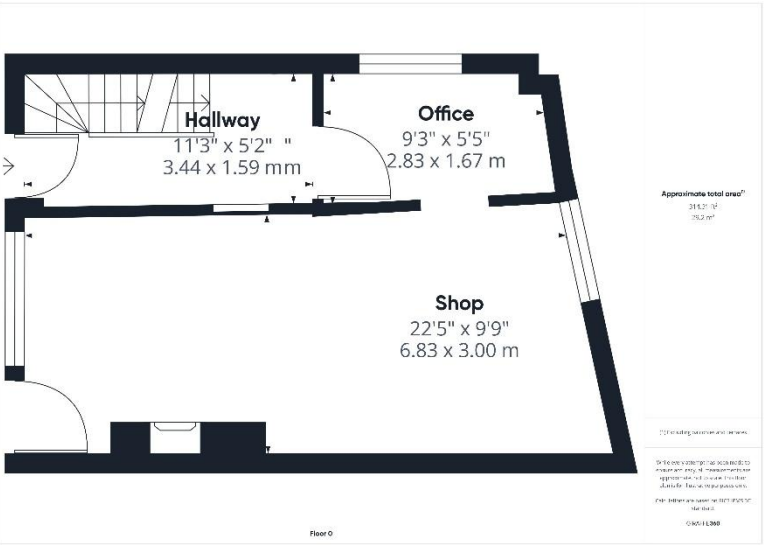
Approximate total area¹⁾
412.58 ft²
38.33 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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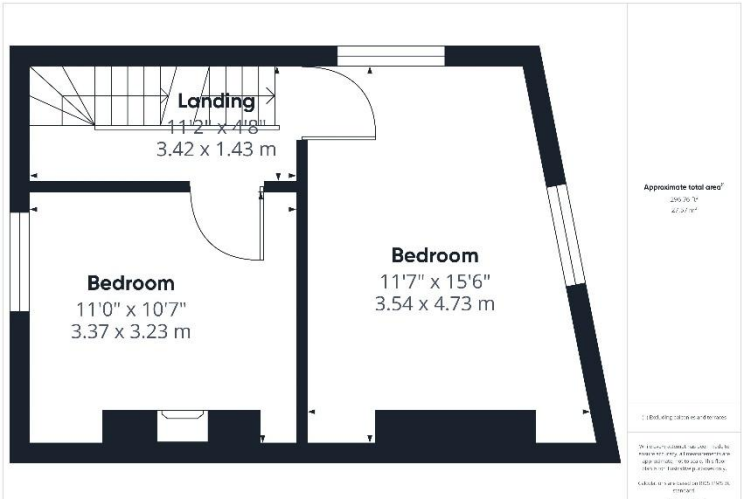
Approximate total area¹⁾
314.27 ft²
29.2 m²

(1) Excluding balconies and terraces.

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Calculations are based on RICS IPMS 3C standard.

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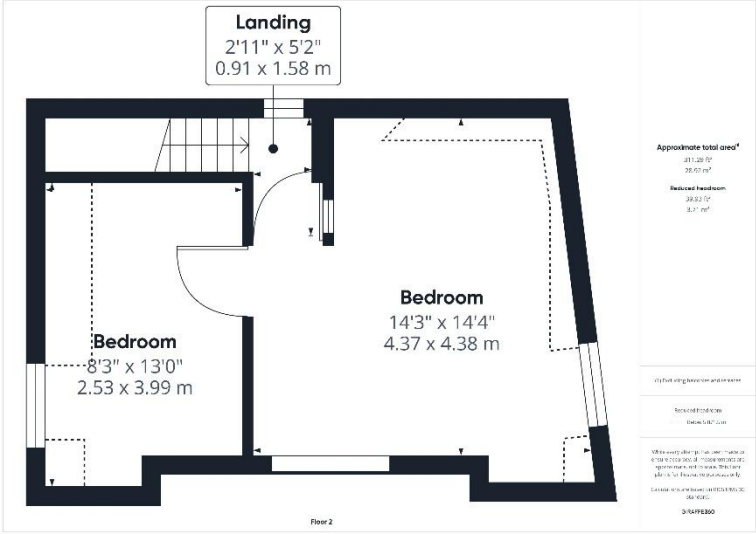


Approximate total area¹⁾
429.35 ft²
40.01 m²

(1) Excluding balconies and terraces.

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Calculations are based on RICS IPMS 3C standard.



Approximate total area¹⁾
211.28 ft²
19.60 m²

Reduced bedroom:
38.52 ft²
3.57 m²

(1) Excluding balconies and terraces.

Reduced bedroom:
38.52 ft²
3.57 m²

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Calculations are based on RICS IPMS 3C standard.

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