

Ref: 31234



**Long-standing Dry Cleaners in Rye Town Centre**  
**Freehold Price £165,000**

## A Long-standing Dry Cleaning Business in Rye Town Centre

Freehold Price: £165,000

**Viewing by appointment:** Please contact 01323 727271 or email [info@gps-direct.com](mailto:info@gps-direct.com)

### Summary

A rare opportunity to acquire a long-standing, family-run dry cleaning and laundry business, including the freehold of its prominent town-centre premises. Established for over 65 years, Rye Cleaning Services is the primary provider of professional dry cleaning and laundry services in the historic Cinque Port of Rye. The sale includes all goodwill, commercial equipment and the commercial property.

### Location

The property is situated on Market Road (TN31 7JA), close to the high street and the ancient Landgate area. There are several car parks nearby and the shop enjoys high levels of footfall. Rye is a popular tourist destination and affluent market town, providing a steady stream of residential and visitor trade.

### Business

This is the only dry cleaners in the prosperous and busy town of Rye. It has been in the hands of the same family for many decades and provides a range of cleaning services to local residents, visitors and commercial customers. It is offered for sale with the freehold premises for retirement reasons and it represents an excellent opportunity for the new owners to develop the business further.

### The Premises

A single storey property with a total area of 65 square metres (see floor plan below) with the following items of equipment:

- Realstar RS152 high-capacity dry cleaning machine
- Heated vacuum ironing station



- Commercial rolling ironing / drying machine
- Pantex garment steam cabinet
- Primus commercial washing machine
- ADC AD-35i commercial dryer
- Hoover dryer
- Beko washing machine
- Hyundai Oil-free compressor

### Opening Hours

The business trades six days per week:

- Weekdays – 9:00 am to 4:00 pm
- Saturday – 9:00 am to 1:00 pm

### Business Rates

Rateable Value: From April 2026 - £8,800. This figure is used to calculate the Rates Payable but the premises qualify for 100% Small Business Rates Relief (subject to the occupier's status).

### 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.

### Tenure

Freehold



## Floor Plan



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