



82 Fishmarket Road, Rye, TN31 7LP

Lock-up retail/office unit on busy roundabout

- Prominent Location
- High levels of passing traffic
- Available now
- TO LET at £7,500pa
- Ideal for office or retail use
- Call for appointment to view

Summary

Available Size	232 sq ft
Rent	£7,500 per annum
Rateable Value	£3,700
EPC Rating	B (26)

Description

New-build retail/office unit in central Rye. Internally laid out as a retail/office unit with kitchen and WC to the rear. Glazed shopfront with separate side access.

Location

The property is located adjacent to the A259 south coast trunk road linking Eastbourne and the West with Ashford, Dover and Folkestone. The property fronts a busy roundabout and benefits good visibility and a high level of passing traffic. There are two public car parks in the direct vicinity.

Accommodation

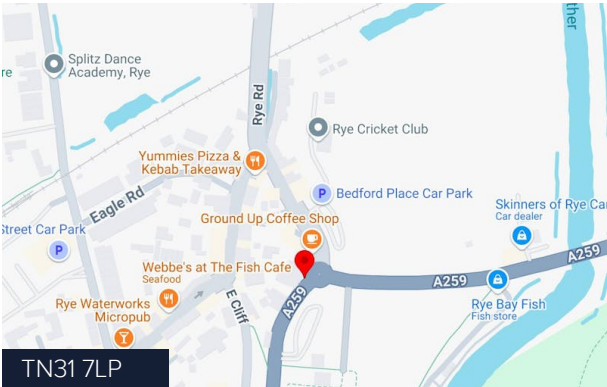
The accommodation comprises the following areas:

Description	sq ft	sq m
Retail/Office	208	19.32
Kitchen	24	2.23
Total	232	21.55


Terms

The property is available To Let at £7,500pa via a new lease by negotiation.

VAT is payable.



Viewing & Further Information

 **Alex Hobbis**
01424 423 626
ahobbis@dyerandhobbis.com

 **Oliver Dyer**
01424 423 626
odyer@dyerandhobbis.com

More properties @ [dyerandhobbis.com](https://www.dyerandhobbis.com)