

## 7 Market Road, Rye East Sussex TN31 7JA

lot 37

### Freehold Retail Investment

- Let to Country Casuals Limited until 2026 (Subject to Option)
- VAT not applicable
- Affluent historic town centre location
- Six Week Completion Available

Rent  
**£50,000**  
per annum  
exclusive



### Location

Miles: 30 miles south-east of Royal Tunbridge Wells  
30 miles east of Eastbourne  
22 miles south of Ashford

Roads: M20, A259

Rail: Rye Railway Station

Air: London Gatwick Airport

### Situation

The historic and attractive town of Rye is situated close to the East Sussex coast. The town benefits from an affluent demographic as well as a high volume of tourists, including French day trippers. The property is situated in the heart of the town centre on Market Road which connects the High Street and Cinque Ports Street and benefits from a strong pedestrian flow. Nearby occupiers include Edinburgh Woollen Mill, Julian Graves and Nationwide Building Society.

### Description

The property, an attractive and prominent traditional building, comprises retail accommodation and a small ancillary area on the ground floor and ancillary accommodation on the first floor. The property benefits from a disabled entrance on a return frontage.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

**Six Week Completion Available**

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	89.83 sq m (967 sq ft)	<b>COUNTRY CASUALS LIMITED (1)</b>	15 years from 08/04/2011 until 2026 (2)	£50,000	08/04/2016 and 5 yearly
Ground	Ancillary	4.00 sq m (43 sq ft)				
First	Ancillary	71.91 sq m (774 sq ft)				
<b>Totals</b>		<b>165.74 sq m (1,784 sq ft)</b>			<b>£50,000</b>	

- (1) For the year ending 31st January 2010, Country Casuals Limited reported a turnover of £52,789,642, gross profits of £34,039,625 and shareholders' funds of £15,234,581. (Source: Country Casuals Limited Report and Financial Statements 2010)
- (2) The lease provides for a tenant option to determine the lease on the 10th anniversary of the term.

### For further details please contact:

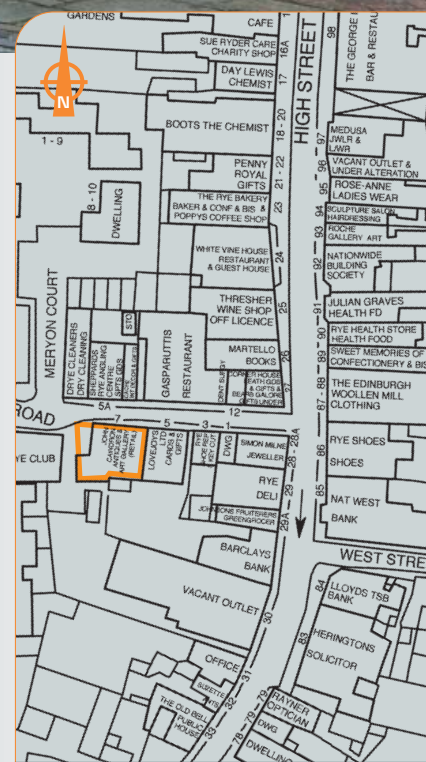
**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Martin Szamfeber**  
Tel: +44 (0)20 7034 4858.  
Email: martin.szamfeber@acuitus.co.uk  
**www.acuitus.co.uk**

### Associate Auctioneers:

**Michael Laurie Kaye**  
42 South Molton Street, London W1K 5RR.  
Tel: +44 (0)20 7629 1177.  
Email: m@mlk.co.uk  
Ref: Michael Kaye.

### Solicitors:

**Matthew Arnold & Baldwin LLP**  
21 Station Road, Watford WD17 1HT.  
Tel: +44 (0)845 606 1293.  
Email: david.power@mablaw.com  
Ref: David Power.



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU0007316 from Experian Goad, Hatfield, Herts. For identification purposes only - please see documentation.