

PHILLIPS & STUBBS



coastal +
COUNTRY



£1,100 PCM

Ground Floor Premises 21 Mermaid Street, Rye, East Sussex, TN31 7ET

Located at the foot of one of the UK's most photographed streets is this gem of a commercial property. A new lease to be granted on internally repairing and insuring terms. Rent payable quarterly in advance on the usual quarter days. The tenant is to be responsible for all utility company bills and commercial rates. Term: by agreement. Use: Retailing only though no food or drink related businesses. Shop Area: 19'10 x 16'6 (6.05m x 5.03m).

Panelled part glazed door with canopy above opening into double fronted shop area with a solid oak floor and ladder access to a red brick cellar with small well, pump and external loading doors opening onto The Mint. Kitchenette/lobby and Cloakroom: From the shop, an open doorway leads through to a small kitchenette/lobby with stainless steel sink unit, emergency external door to the rear access and door to a cloakroom with modern fittings. EPC: C

- Ground Floor Retail Premises
- Fantastic Location On Famous Street
- Corner Window
- 378 Square Feet
- modern Décor Throughout
- New Lease Offered
- Available Mid / End May 2026
- Long Term Rental
- Business Rated: £4000pa
- No Food Related Businesses

PHILLIPS & STUBBS

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 15 Thayer Street, London W1U 3JT 0870 1127099 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk