

61 Lydd Road

Camber, Rye, East Sussex, TN31 7RJ



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



61
Pizza Joint
Hello Good Pizza
01797 7740 232

01797
225242

PELICAN FISH BAR

SPECIAL OFFER
ALL PIZZAS
7" £7.00
12" £11.00
15" £14.00

Lock-up Shop

For Sale

837 Sq Ft (77.76 Sq M)

61 Lydd Road

Camber, Rye, East Sussex, TN31 7RJ

Location

The property is located on a retail parade Camber, a popular holiday destination in the Rother District of East Sussex, situated around 20 miles south of Ashford and 15 miles north east of Hastings.

Description

For Sale - Ground floor 'lock-up' retail premises in popular coastal location. Suitable for a variety of business uses, subject to the necessary consents.

Accommodation

The premises comprises a ground floor retail premises with ancillary kitchen space to the rear, formerly occupied as a hot food takeaway.

The property has been measured on a Net Internal (NIA) basis as follows:

Area	Sq Ft	Sq M
Retail	225	20.90
Kitchen/Store	612	56.91
Total	837	77.76

Terms

The long leasehold interest (61 years unexpired) is available for purchase at a ground rent of £25 per annum.

NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Method of Sale

The long leasehold interest in the property is available for purchase with vacant possession (Title Number: ESX164013)

In accordance with Money Laundering Regulations, we are required to obtain proof of identification for purchasers.

Guide Price

£75,000 for the long leasehold interest.

Fixtures and fittings also available by way of separate negotiation

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £2,475 for the year 2026/27.

(Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.)

EPC

Awaited

Finance Act 1989

We are advised the property is not elected for VAT.

Purchaser Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all proposals will be subject to the necessary checks.

Misrepresentation Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Legal Costs

Each side to bear its own legal and professional costs

Viewings



Thomas Langston

thomas.langston@sibleypares.co.uk



Dominic Barber

dominic.barber@sibleypares.co.uk

