

FISH CAFE

17 Tower Street, Rye, TN31 7AT

LEASEHOLD: £175,000 ANNUAL RENT: £28,000 | REF: 8867262

KEY HIGHLIGHTS

- 4-storey Listed building
- 8 years remaining on lease
- 52 cover restaurant
- 50 cover private dining room/private bar
- 60 cover function suite / cookery school
- Energy Rating B

LOCATION

Rye is an affluent and attractive coastal town in East Sussex, situated approximately 19 miles southwest of Ashford and 12 miles east of Hastings. London is 62 miles to the northwest. Road communications are good with the A259 / A2070 linking onto the M20 at Junction 10 (Ashford). Rye railway station provides direct services to Ashford International, Hastings and Eastbourne.

Rye has a long history that stretches back to the Roman times as well as being home to smugglers in the 18th Century. The town is popular with tourists and visitors attracted by the ancient buildings, cobbled streets and alleyways which provide a wonderfully eclectic mix of specialist shops and stores.

DESCRIPTION

The Fish Café is a versatile, well-positioned lively and vibrant restaurant and cookery school set in a four-storey converted brick warehouse with open plan kitchen area where you can view your meal in its creation. Two further function rooms and top floor fully equipped commercial kitchen.

FIXTURES & FITTINGS

All trade fixtures and fittings will be included in the sale, and our clients will provide a trade inventory.





INTERNAL DETAILS

Ground floor - entrance into the main reception area with customer stairs.

52 cover air-conditioned acoustic ceiling panel restaurant with bar servery and open plan kitchen with dumbwaiter. Customer toilets.

Auxiliary area with linen storage service, stairs and goods lift.

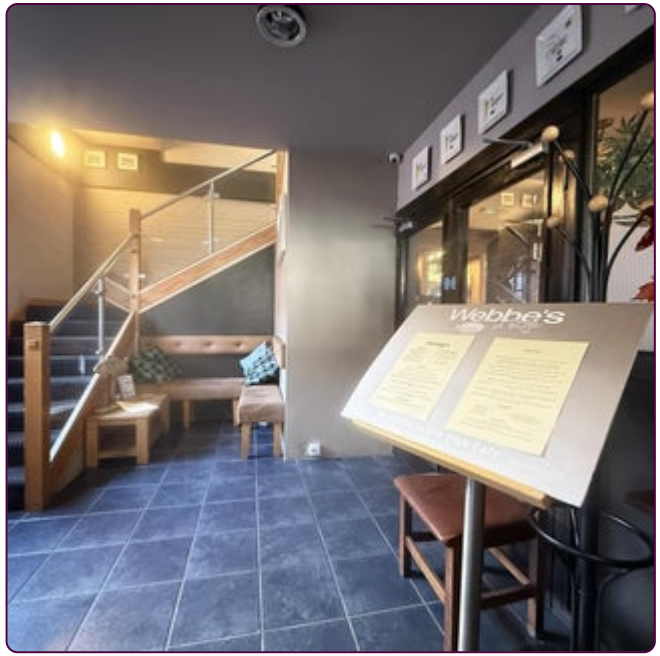
First floor - private 52 cover dining room with bar servery and customer toilets.

Second floor - 60 cover function room currently used as a cookery school with purpose built kitchen and bar servery, storage room.

Third floor - staff toilets and locker room. Fully equipped commercial kitchen with full extraction, walk-in fridge and freezer, dry store, pot wash area and office.

EXTERNAL DETAILS

Parking for two cars. Two outbuildings attached to the main building housing the wine cellar and store room. Auxiliary bin store.









THE OPPORTUNITY

The current owner has operated the business for many years and is now looking to sell in order to focus on other ventures, offering a great opportunity for a new operator to take full advantage of its location and late licence.

We thoroughly recommend a viewing to fully appreciate this opportunity.

STAFF

The business is predominantly owner operated with a complement of full time and part time casual staff.

TRADING INFORMATION

Trading information year ending 30 September 2024 shows net turnover in excess of £783,000 with an adjusted net profit in excess £132,000.

Full trading information will be supplied following a formal viewing.

TRADING HOURS

The business operates six days a week:

Closed on Tuesday
Monday to Thursday: 12-2pm & 6-9pm
Friday & Saturday: 12-2pm & 6pm-9.30pm
Sunday: 12-2pm & 6pm-9pm



BUSINESS RATES

Current rateable value (1 April 2023 to present) is £26,500.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

REGULATORY

Premises Licence.












webbe's fish cafe



3rd Floor



2nd Floor



Ground Floor



1st Floor

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DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



KEITH BRIDGEN
Business Agent - Pubs & Restaurants
T: +44 7732 601 751
E: keith.bridgen@christie.com

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