



Bell Inn

Iden, Rye, East Sussex, TN31 7PU

Freehold £569,000

- Located in picturesque Iden, near Rye
- Notable period property in heart of the village
- Bar, snug & restaurant (65)
- Three bedroom accommodation
- Two gardens (80-90) & car park (15)
- Well-appointed self-contained letting bedrooms

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 **Sidney
Phillips**



LOCATION

The Bell Inn is located in the charming and picturesque East Sussex village of Iden in the High Weald, an Area of Outstanding Natural Beauty. Iden lies approximately 9 miles south of Tenterden, and 2 miles north of the historic citadel town of Rye, on the East Sussex and Kent border. Rye is one of the largest tourist destinations in East Sussex and houses a number of historic attractions including Rye Castle, Rye Harbour, Camber Sands and Camber Castle. Iden boasts an idyllic countryside setting and benefits from local amenities including a village shop and post office, opposite The Bell is a bowling green, and Iden playing fields in Church Lane hosts a football and cricket team.

Iden is situated along the B2084 Wittersham/Iden Road which connects Rye to Tenterden. Also located nearby is the A259 trunk road which provides fast road access from the M20 through Kent and East Sussex to Hastings. Mainline railway services are available from Rye providing trains to Hastings and Brighton, as well as services to Ashford International in under 25 minutes, which provides high speed services to central London.

The Bell Inn occupies a notable detached Grade II listed public house of brick construction under a pitched tiled roof with tile hung elevations. This charming two-storey property is understood to date back to the seventeenth century.

TRADE AREAS

GROUND FLOOR

- BAR: Presented with carpeted flooring, brick built fireplace and centralised bar servery. Potential to seat 20-30.
- SNUG: A comfortable carpeted trade space boasting an Inglenook fireplace with log burner. Potential to seat 15.
- DINING AREA: With stripped wood flooring and exposed beams. Potential to seat 30 and provides patio door access to the rear trade garden.
- GENTLEMEN'S TOILETS
- LADIES' TOILETS: With baby changing facilities
- WAITER AREA.
- TRADE KITCHEN: Equipped extractor.
- PANTRY.
- BASEMENT CELLAR.

OWNERS ACCOMMODATION

Private owners accommodation comprising:

- LANDING
- 3 x DOUBLE BEDROOMS
- LIVING ROOM/KITCHEN/DINING ROOM
- OFFICE
- LAUNDRY ROOM
- BATHROOM

EXTERNAL

- CAR PARK: Space for 15 vehicles. Tesla charging stations.
- SIDE GARDEN: Potential to seat 40-50.
- REAR PATIO & GARDEN: Potential to seat 30 - 40.
- TRADE YARD with outbuilding storage.

LETTING ACCOMMODATION

Located within the rear trade garden there is a separate brick built outbuilding with tiled roof that plays host to two well-appointed SELF-CONTAINED LETTING BEDROOMS. Both rooms boast vaulted ceilings, writing desk, TV and wardrobe, as well as tea and coffee making facilities. These letting bedrooms are both serviced by en suite shower and WC rooms. Given the business's prime position on the main drag between the tourist hotspots of Tenterden and Rye the letting accommodation is well utilised by tourists.

THE BUSINESS

The owners currently operate the bed and breakfast business on an ad hoc basis. No historic trade accounts are available. An incoming party will need to make their own assumptions as to likely achievable trade levels, taking into account the size and location of the property.

PLANNING

The property benefits from Planning Permission and Listed Building Consent for the erection of a permanent marquee and covered external dining area to create an area capable of catering for weddings and casual dining. This also permits the conversion of the first floor accommodation into three en suite bedrooms, offering flexibility between incorporating extra letting bedrooms or live-in staff accommodation.

Further details can be found with Rother District Council under reference RR/2022/2968/P.





TENURE & PRICE

FREEHOLD £569,000 to include goodwill, fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

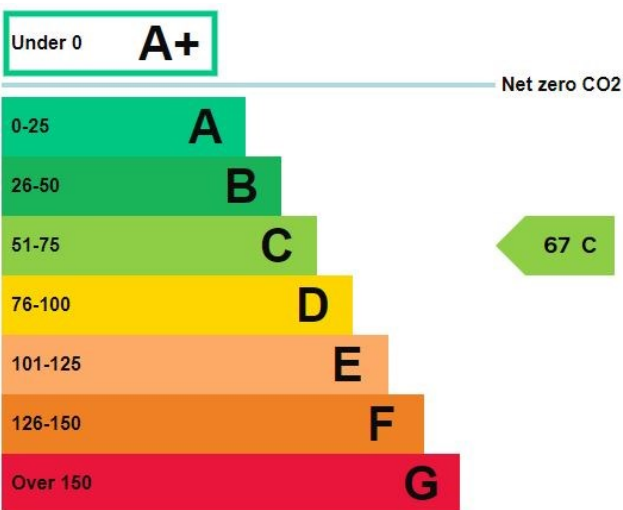
A full Premises Licence is held permitting the sale of alcohol by retail:
Monday to Saturday 10:00-23:00
Sunday 10:00-22:30.

SERVICES

Mains, water, drainage and electricity. Gas via LPG.

Rateable Value: £8,500 and is therefore exempt from business rates.

Local Authority: Rother District Council



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EPC Reference: 6760-5550-0337-7007-1102

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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