



Shop 3

67 Lydd Road, Camber, Rye, East Sussex, TN31 7RS

Tenure: Long Leasehold

Price: £115,000

Ref: 96454

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Located in Camber, close to tourist attractions
- Situated next to holiday parks
- Ground floor lock-up unit
- Gross Internal Area 1,033 sq ft (96.2 sq m)
- Presented to shell condition
- Held on a 65 year lease

Location

The premises is situated in the East Sussex village of Camber, in the Rother district. The village lies approximately 3 miles south-east of Rye, a popular and historic citadel town which is popular with sightseers, cyclists and motorcyclists.

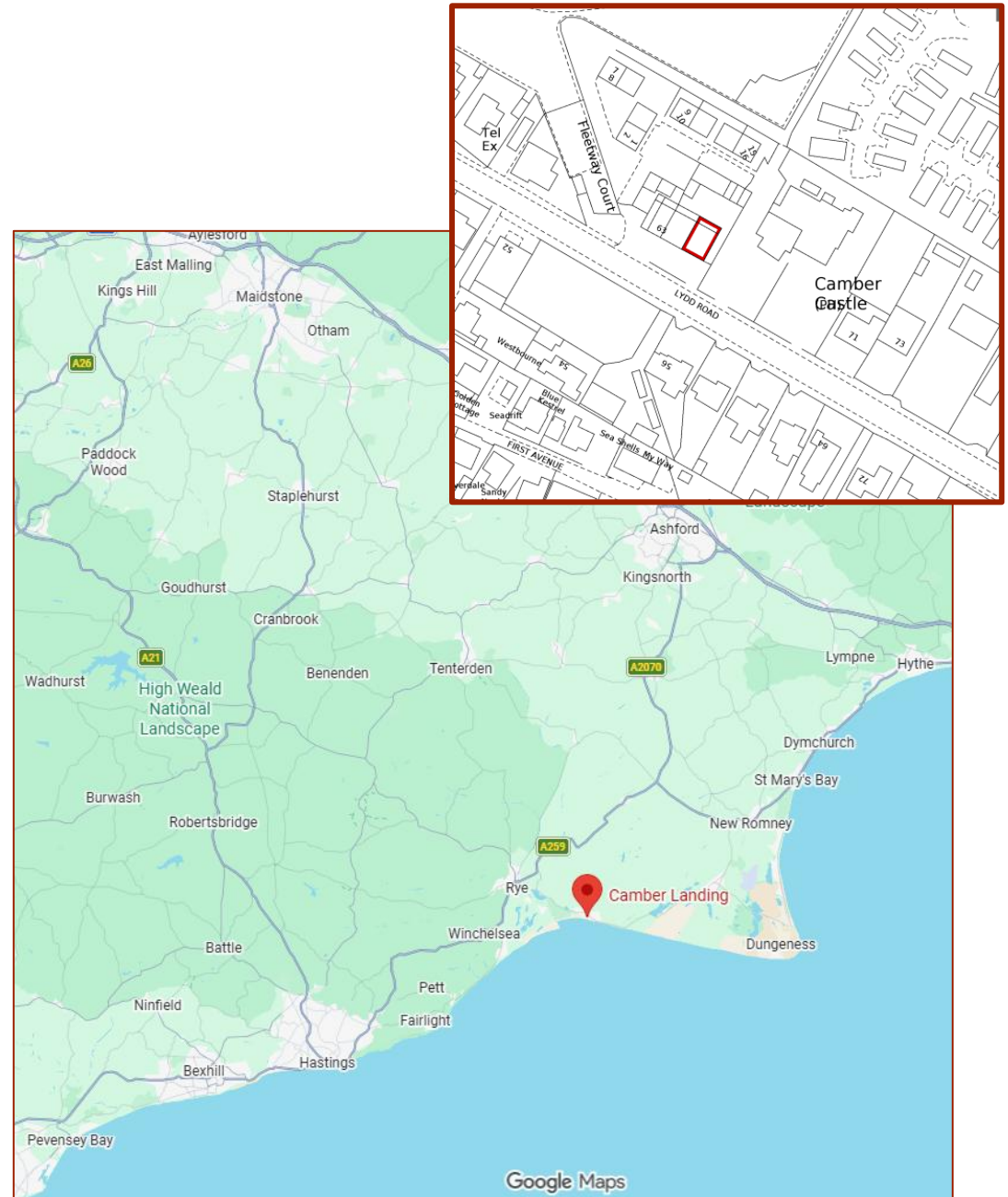
The village is located behind the sand dunes that occupy the estuary of the River Rother, where the seaside settlement of Camber Sands is situated.

The village is home to a large number of holiday cottages and Airbnb style accommodation, as well as a sizeable Parkdean resort and several caravan parks.

The area is particularly busy during the summer months with the beach and surrounding tourist attractions used heavily by day trippers, especially those travelling from London.

The Property

The premises is a ground floor lock-up Class E unit located along the main road through the village. It forms part of a small parade of hospitality outlets. The property boasts a gross internal area of 1,033 sq ft (96.2sq m). The property comprises:



Trade Areas

- RETAIL AREA: with glass frontage, concrete floor and LED downlights. Wood built bar serving housing a coffee machine, coffee grinder, ice machine, glasswasher and double drinks fridge. Projector in addition.
- UNISEX TOILET.
- STOREROOM.
- ON-LEVEL CELLAR.

External

- REAR BIN STORE.

The Business

The business is currently closed. No trade is sold or warranted. No historic trade accounts are available.



Tenure & Price

LONG LEASEHOLD £115,000. Sold with vacant possession.

It is our understanding that the premises is held on a 65 year lease agreement commencing 24th February 2023 and ending 17th December 2088. We understand no ground rent is paid.

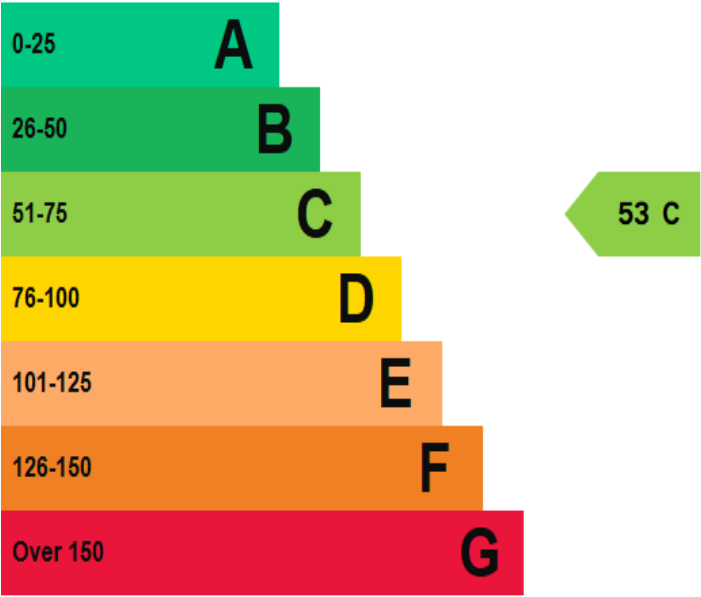
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Services

All mains services are connected.

Rateable Value: £8,000 from 1st April 2026

Local Authority: Rother District Council





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Business Mortgages

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Utility Helpline

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