



## The Cricketers

91 Fishmarket Road, Rye, East Sussex, TN31 7LR

Freehold £495,000

- Arterial road position close to town centre
- Extensively refurbished public house
- Manageable single bar operation (30-40)
- Modern two bedroom accommodation
- Paved garden overlooking cricket pitch (60-70)
- Strong turnover and profit levels

Ref: 95842

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## LOCATION

The Cricketers is located in the citadel town of Rye, in the Rother District of East Sussex. This historic Cinque Ports town lies approximately two miles from the sea. The area is well known for its stunning country setting, as well as its wealth of historical attractions including Rye Castle, Mermaid Street, Rye Harbour, Camber Castle and Winchelsea. Also nearby are more modern attractions such as Camber Sands and Rye Watersports. The area is popular all year round with tourists, day trippers, walkers and motorcycle enthusiasts.

The area is serviced by a number of A and B roads which connect Rye to other neighbouring honeypot towns such as Tenterden, New Romney and Hastings. Mainline rail services are available from Rye on the Marshlink line, providing Southern services to Hastings and Ashford International, with onward services to London.

The Cricketers on Fishmarket Road, a busy arterial road into Rye. The business sits to the rear of the local cricket ground, close to a public car park and park facilities. The Cricketers occupies a two-storey mid-terrace property of brick construction, under a pitched tile roof. The property has recently been stripped back to brick and renovated to a high standard, including new wiring, lighting, plumbing, central heating, double glazing, insulation and CCTV.

## TRADE AREAS

- BAR: An open plan trade space presented with stripped wood flooring, log burner and bespoke cricket themed wallpaper. Housing three flatscreen TVs, jukebox and brick-built bar servery with coffee machine.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- TRADE KITCHEN: Presented to a shell condition with new gas, electric and water services installed.
- ON-LEVEL CELLAR: With new cooler system and pipes.

## OWNERS ACCOMMODATION

Located at first floor level is a modern and tasteful living arrangement, comprising:

- OPEN PLAN LOUNGE/KITCHEN: With modern fitted units and log burner.
- TWO DOUBLE BEDROOMS.
- BATHROOM: With roll top bath and walk-in shower.
- LANDING: With storage cupboard.

## EXTERNAL

- REAR TRADE GARDEN: Brick laid with seating for 60 - 70. Pergola frames with industrial lighting and hanging baskets. Views over the neighbouring town cricket pitch.

## THE BUSINESS

Our client purchased The Cricketers in December 2023 as a closed and run-down public house trading as The Bedford Arms. Since this time, our client has extensively renovated the property to a superb standard which requires no initial spend from an incoming purchaser.

The Cricketers operates as a wet-led public house which is well utilised by the local community as those visiting the town for events such as cricket matches and fireworks night. The business is run on a hands-on basis due to its manageable nature. It is our understanding that gross turnover currently stands in the region of £7,000 to £9,000 per week, bolstered by an additional £800 profit per month from fruit machine sales.

There is ample potential to further increase sales and profitability at The Cricketers by expanding the opening hours to incorporate daytime trade (with the business currently not opening until 3pm), as well as by introducing a simple pub fayre food offering.



## TENURE & PRICE

**FREEHOLD £495,000** to include goodwill and fixtures and fittings. Stock at valuation in addition.

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

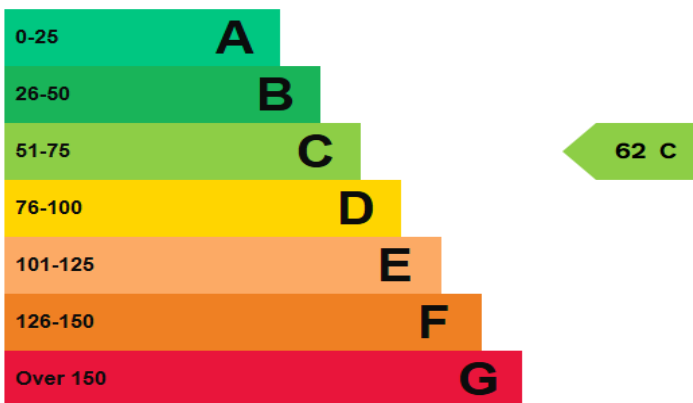
Viewing strictly by appointment only.

## LICENCE

A full Premises Licence is held permitting trade until 01:00 seven days a week and until 03:00 on Bank Holidays.

## SERVICES

All mains services are connected.  
Local Authority: Rother District Council  
Rateable value: £7,250.00  
Council Tax Band: A



## BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 6512-4421-5197-0081-0056

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