



The Royal Oak

Rye Road, Rye Foreign, Rye, East Sussex, TN31 7SY

Freehold £525,000

- B & B on main road location into touristic town of Rye
- Sizeable Grade II listed building in 0.9 of an acre
- Bar/restaurant/coffee shop (45-55)
- Five bedroom accommodation
- Ten en suite letting rooms
- Extensive gardens (80-140) and car park (30)

Ref: 18122

01892 725900

southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Royal Oak (also known as The Great Escape) is located in the village and civil parish of Rye Foreign, in the Rother District of East Sussex. The village lies approximately two miles north-west of the historic Cinque Ports citadel town of Rye. 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 Foreign to other neighbouring honeypot towns such as Tenterden, New Romney and Hastings. Mainline rail services are available from nearby Rye on the Marshlink line, providing Southern services to Hastings and Ashford International, with onward services to London.

The Royal Oak itself sits on the A268 Rye Road, a busy arterial road into the main town. This sizeable Grade II listed property is understood to date from the early 19th Century, and comprises a two-storey property with weatherboard elevations, under a hipped slate roof.

TRADE AREAS

- BAR/RESTAURANT/COFFEE SHOP: An open plan trade area retaining many original features including exposed brickwork, timbers, two log burners and flagstone flooring. Modern bar servery with drinks fridge and coffee machine. Potential to seat 45-55.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- TRADE KITCHEN: Equipped with extractor, salamander, six-burner range cooker, griddle, Convothorm convection oven, double deep fat fryer, undercounter fridges and dishwasher.
- FRIDGE AND FREEZER STORE.
- PANTRY.
- PREP KITCHEN.
- ON-LEVEL CELLAR.

OWNERS ACCOMMODATION

Located at first floor level comprising:

- LIVING ROOM.
- FOUR DOUBLE BEDROOMS.
- SMALL DOUBLE BEDROOM.

- KITCHENETTE.
- BATHROOM.

LETTING ACCOMMODATION

Located within the grounds there is a B & B chalet block housing letting bedrooms, comprising:

- THREE DOUBLE BEDROOMS with EN SUITE SHOWER.
- THREE FAMILY BEDROOMS with EN SUITE SHOWER.
- THREE TWIN BEDROOMS with EN SUITE SHOWER.
- SINGLE BEDROOM with EN SUITE SHOWER.
- LAUNDRY ROOM.

EXTERNAL

- CAR PARK: With space for 30-35 vehicles.
- LAWNED GARDEN: Potential to seat 60-70.
- WALLED TRADE PATIO: With smoking solution and potential to seat 40-50.
- SHED STORAGE.

THE BUSINESS

Our client has owned the property for a number of years and has recently let the property out to a third party tenant. The property is now back in the seller's occupation and since February 2025, has been operating the B & B side of the business only. The B & B has proved popular with visitors and tourists due to its prime location close to Rye and the South Coast.

We are of the opinion that a new operator could re-introduce a pub or restaurant with an evening and lunchtime food and drink offering in order to increase turnover.

Historic trade accounts are unavailable and any prospective purchaser must make their own assumptions as to potential trade levels achievable at the property.



TENURE & PRICE

FREEHOLD £525,000 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

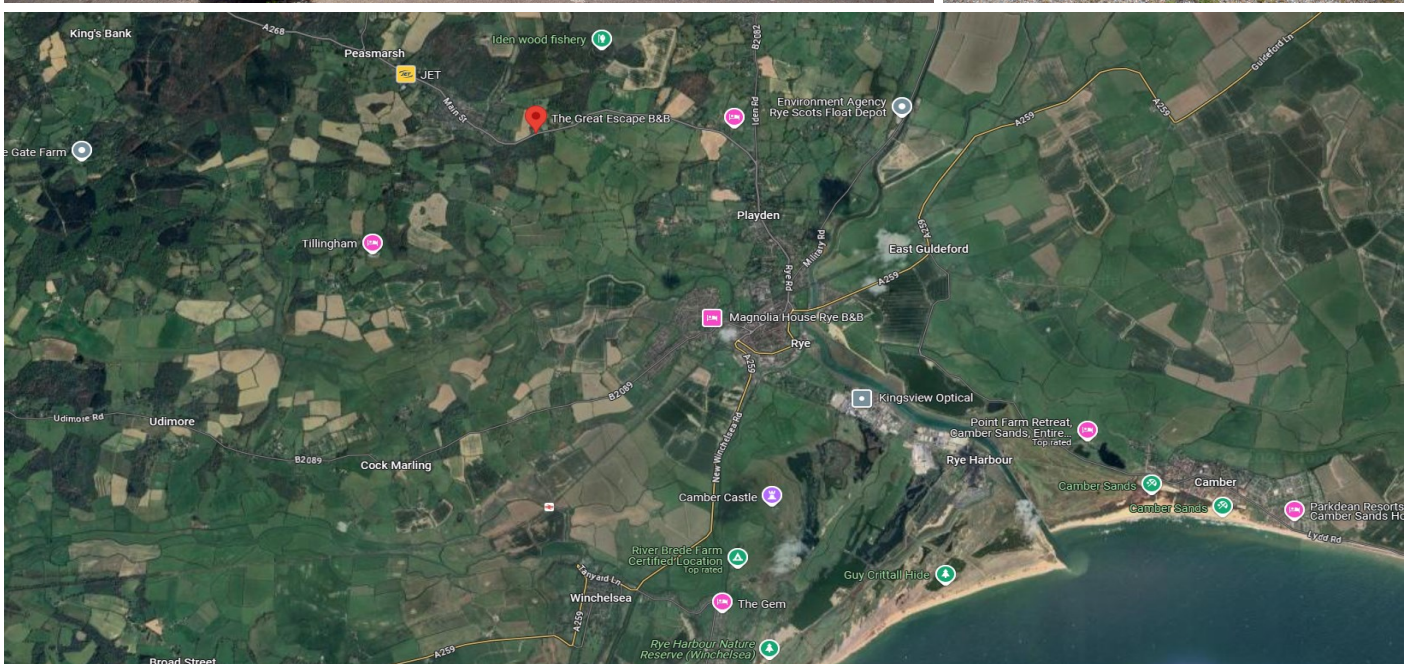
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Rother District Council

Rateable value: £37,000



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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635