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Type:	Business Property
Location:	St. Agnes
Price:	£795,000
Bedrooms:	7

A UNIQUE OPPORTUNITY TO ACQUIRE THE ICONIC TURKS HEAD, BRITAIN'S MOST SOUTH WESTERLY PUBLIC HOUSE.

The Turks Head is a superbly positioned inn with a well-deserved reputation for first class food and ale. Occupying the former Coastguard boathouse on St. Agnes, this well established thriving free house is just a minute's walk from the quay, and enjoys commanding views over Porth Conger towards Tresco, St Martin's & St Mary's. It also has its own private slipway, ideal for visiting yachtsmen's dinghies.

The accommodation comprises main bar, 60-cover restaurant, outside seating for over 120, spacious owner's flat (with option of reinstating a self-contained holiday letting unit), beer cellar, various stores, newly built workshop & five staff rooms.

TENURE: LEASEHOLD (60 years, with 33 years unexpired)
STOCK: At Valuation

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DESCRIPTION AND LOCATION

St Agnes, one of four inhabited "off-islands", offers the potential purchaser an environment and lifestyle few places can match, with virtually no road traffic, crime or pollution. It is the most westerly of the off-islands, and extremely popular with locals and visitors alike. It is an island of extremes, having a wild and savage westerly shore exposed to the Atlantic Ocean and a contrasting quiet sheltered Eastern end that accommodates the island quay, principal anchorage and Turks Head public house.

Located within fifty metres of the island quay, the Turks Head is ideally situated to take full advantage of visitors arriving from the other islands. Scheduled boat trips are arranged daily from St Mary's, Treco, Bryher and St Martins, and operate from Easter onwards, with many evening visitors also enjoying a 'pint and a stroll' during the Summer months. The local boat service, St Agnes Boating, also operate a regular service to St Mary's, as do the Isles of Scilly Steamship Company for freight and post.

Situated on the shore of Porth Conger with its own private moorings, the Turks Head enjoys fabulous elevated views over the sheltered anchorage towards the private island of Gugh and to the off-islands of Treco, Bryher & St Martins.

The Turks Head had been described in the AA's Pub Guide as a 'Gem of a Pub'. It is Britain's most south-westerly hostelry and takes its name from the Turkish pirates who came to Scilly from the Barbary Coast in the sixteenth century. It has a first class reputation for excellent food and ale and provides the prospective purchaser with a highly profitable established business in an idyllic setting.

The premises have benefitted from significant investment in recent years, including new retaining walls, upgraded electrics and water supply, refurbished staff accommodation, new ventilation system, kitchen and bar improvements and cellar re-fit.

The Turks Head is offered for sale as a going concern, demonstrating rising turnover, fully furnished and equipped. A detailed inventory will be prepared prior to sale. In summary, a unique business and residential opportunity with ample scope for increased turnover and profitability.

Viewing highly recommended.

ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective purchasers.

The Turks Head

An attractive two-storey granite built property, located on the western edge of Porth Conger and overlooking the island quay. The granite slipway in front of the Public House confirms the property's former function as a Coastguard Boathouse and is still used by visiting yachtsman and pleasure boaters to this day.

The entire property enjoys spectacular views over the sheltered cove towards the neighbouring islands of Treco, Bryher, St Martins and the main island of St Mary's.

The property is approached from the island road through a multi-paned glazed front door into:

PUBLIC BAR 37'4" x 16'1" (11.38m x 4.89m), including bar counter and serving area.

A room brimming with character with a low, beamed ceiling, painted granite walls, slate floor and nautical paraphernalia of all sorts - from life rings to navigation lights, from model sailing ships to an admiral's cap! The large multi-paned picture window at the front of the room takes full advantage of the outstanding views of the Bay and is a fabulous spot to watch the comings and goings of the inter-island boats and visiting yachts. A fully-fitted and well-equipped bar counter, with adjoining ancillary area, connects directly with the commercial kitchen behind.

Individual seating is arranged throughout the room, with additional alcove seating located in the front bay window and at the far end. Professional Ubiquiti WiFi network (2018) throughout public and private areas and expanded in 2020 to include full coverage of outside seating area.

A door opening connects the main bar with an INNER HALL, through to the:

RESTAURANT 21'5" x 14'0" max, 10'10" min (6.52m x 4.26m max, 3.29m min)

The historic character and theme of the Main Bar is continued into the restaurant, with its colour-washed granite effect walls, beamed ceiling, multi-paned picture window overlooking Porth Conger Bay, flags and hanging brass oil lamps. Equipped for 30 covers. Opening to Main Bar.

A door from the Inner Hall opens into a Lobby, with access to:

GENTS TOILET 8'4" x 5'2" (2.54m x 1.58m), having quarry tiled flooring, wash hand basin, two urinals, cubicle with close coupled wc, hand dryer.

LADIES TOILET 9'0" x 8'6" (2.74m x 2.59m), having quarry tiled flooring, two wash hand basins, two wc's, hand dryer.

An outside door leads from the hallway to DELIVERY YARD, fronted by two 6ft high gates.

DRY STORE 11'9" x 9'2" (3.58m x 2.79m)

Having ample wall shelving, and fitted with a walk-in fridge, ice maker and chest freezer.

STORE SHED 9'7" x 7'6" (2.92m x 2.31m).

Timber shed having shelving and lighting.

FREEZER STORE

Lined and with electric points for four freezers.

Passage leads to bin storage area with double gates and pedestrian gate to delivery area at side of pub to accept deliveries to the pub storage areas without disrupting customer areas.

BEER CELLAR 17'6" x 7'11" (5.33m x 2.40m)

Fully fitted with commercial cellar system (re-fitted 2017) and 'python' connection with Main Bar. Line chiller replaced 2022 and cellar chiller replaced 2020. Colour-washed walls. Carbonator unit. Fitted wine racks and beer stillage rack. Fluorescent ceiling light.

A passageway at the end of the bar area doubles as a hot drinks preparation area, with fitted storage units, counter space and shelving. Fridge, freezer, wine bottle cooler cupboard, coffee maker and water boiler. This passageway connects with:

COMMERCIAL KITCHEN 19'8" x 15'9" (6.01m x 4.80m)

A large, well-lit, modern fully fitted commercial kitchen designed to cope with the high service demands of this busy Public House. The kitchen connects directly with the outside beer garden as well as with the public bar and restaurant. All worktops are of catering grade stainless steel, with plastic wall panelling and commercial grade non-slip seamless flooring.

A full inventory will be prepared prior to sale, although the major items of catering equipment include :

2 x large commercial sinks Bain Marie with large hot cupboard (2018)

Commercial dishwasher 2 x microwave ovens (2017)

Single door upright commercial fridge 1 x 4-door bench fridges

2 x commercial convection ovens (2017) 2 x 3-door bench fridge (2018)

Falcon 6-ring burner with oven 1 x 2 Door bench freezer (2018)

2 x Lincat pannini presses (2020/22) 4 x 6KW deep fat fryers (2018)

Various stainless steel tables Heated Gantry Pass (2017)

A flight of concrete steps from the service yard lead to the:

OFFICE 9'7" x 7'6" (2.92m x 2.31m).

An insulated timber shed, having power & light connected, with fitted work station and convector heater. Fine sea views across Porth Conger.

Staff Accommodation

Set back above, and to the right hand side of the pub, is the staff accommodation, which comprises:

STAFF BUILDING 1

An attractive 'L' shaped building, built in 2002/2003 of modern timber-framed construction, with natural slated roof and granite clad walls. The building is divided into three bedrooms and communal shower room & wc.

Bedroom One 9'4" x 7'4" (2.85m x 2.23m), having laminate flooring, two double power points, wash hand basin.

Bedroom Two 9'4" x 9'4" (2.85m x 2.85m), having laminate flooring, two double power points, wash hand basin.

Bedroom Three 9'4" x 7'9" (2.80m x 2.35m), having laminate flooring, two double power points, wash hand basin.

Shower Room, a well lit room with close coupled w/c, vinyl floor, electric shower in glazed cubicle, shaver point and LED downlighting.

STAFF BUILDING 2

An attractive detached granite building containing two staff bedrooms, wc and shower.

Bedroom Four 8'9" x 6'10" (2.67m x 2.10m), carpeted with wash hand basin, shaver point, two double power points.

Bedroom Five 7'7" x 6'8" (2.31m x 2.03m), carpeted with wash hand basin with over-sink electric heater, shaver point, two double power points.

Inner Hall with consumer unit connects with:

Shower Room, with 'Respatex' walls, shower cubicle with electric shower fitted, and close-coupled wc.

STAFF SERVICE ROOM (2.31m x 1.69m).

A timber shed, fitted with a kitchenette and washing machine / tumble dryer.

A private lawned area is available for staff adjacent to the accommodation detailed above, with elevated sea views over Porth Conger and a sunny southerly aspect.

Behind the staff rooms is a:

WORKSHOP 5.24m x 2.35m

A newly-built timber framed workshop, having insulated walls and roof. Electricity supply connected, and fitted with useful floor to ceiling racking along one wall, providing excellent storage.

Owner's Accommodation

Accessed via a flight of granite steps, to:

FIRST FLOOR CONSERVATORY 7'8" x 25'7" (2.34m x 7.82m)

A timber double-glazed conservatory, enjoying outstanding elevated views over Porth Conger towards the private island of Gugh. The conservatory provides direct access onto a tiled roof patio and in turn on to the private terraced lawned gardens above the beer garden. The room enjoys a sunny aspect with ample ventilation and a ceramic floor. Two double

power points and wall lights. Glazed doors to:

OPEN PLAN LIVING ROOM & KITCHEN 25'1" max, 22'8" min x 15'8" (7.64m, 6.95m x 4.78m)

A light & airy dual aspect room, providing quality dining and lounge accommodation, with fabulous panoramic sea views. The kitchen area is fitted with an ample range of cream coloured kitchen units, with solid beech worksurfaces and mosaic tiled splashbacks. Inset 1½ bowl stainless steel sink unit, double oven electric cooker, ceramic hob and extractor over. Built-in fridge and under-counter washing machine. Vinyl flooring. Six power points.

An internal hallway with wall mounted electric convector heater leads to:

BEDROOM 12'5" x 7'6" max, 6'6" min (3.79m x 2.29m max, 1.99m min)

A bright and airy room with a sunny, southerly aspect and window to conservatory. Large quality fitted wardrobes with mirrored doors and ample hanging space. Double power point. Painted tongued & grooved ceiling.

BATHROOM 9'7" x 5'6" (2.94m x 1.67m)

Having cream painted tongued & grooved ceiling and walls, creating a 'beach house' feel to the space. Close coupled wc, built in wash hand basin, bath in fully tiled alcove with mixer shower, matching T&G storage bench. A range of built in cupboards provide additional storage and accommodate the lagged hot water cylinder with immersion heater. Vinyl flooring with tile pattern.

A second door at the far end of conservatory provides access into what was previously used as a SELF CONTAINED HOLIDAY LETTING UNIT. The current owners have incorporated these rooms back into their own accommodation, but could readily be re-instated as holiday accommodation if required.

MASTER BEDROOM / SITTING ROOM 13'4" x 12'8" (4.06m x 3.87m)

A large double bedroom with views over the terraced, lawned garden. Wall mounted 'Dimplex' convector heater, BT point, three double power points. Internal door to:

HALLWAY 4'3" x 6'0" (2.48m x 1.83m)

Previously fitted as a kitchenette for holiday guest use, having uPVC glazed door to the rear of the property, allowing guests to enter and exit the accommodation without having to pass through the conservatory. Internal door to:

BATHROOM 8'10" x 5'8" (2.69m x 1.74m)

A large, part-tiled bathroom (due for modernization 2022/23) with coffee coloured suite comprising low level wc, pine-panelled bath and pedestal wash hand basin. Shower curtain, over-sink light and towel rail.

Outside

Extending to approximately 0.46 of an acre, the Turks Head enjoys a truly enviable position, overlooking the private island of Gugh and the off-islands beyond. Picnic tables and conventional tables and chairs are arranged to take full advantage of the lovely location, and can accommodate up to 120 covers outside; either within the walled beer garden or across the island road above the granite slipway.

In addition to the public beer garden and terraced seating, a lawned private garden with Pittisporum hedging continues up the southern side.

Salt and Fresh water storage tanks are located behind the pub, next to the extraction system. A rear yard area includes an additional storage shed.

Two professionally installed private moorings are included in the sale, one in Porth Conger in front of the Pub, the other in Cove as an alternative location for shelter from westerly sea conditions.

THE BUSINESS

The Turks Head trades full-time from the beginning of April to the end of October each year, with limited opening one

night per week during the winter. As a free house, it is at liberty to stock its ales of choice and able to negotiate favourable rates. During the peak season, the business has a total complement of between twelve and sixteen full and part-time staff, including the owner / operators, a head chef and service leader. In addition to those seasonal staff living on the premises, the business employs a number of local people.

Inevitably the Covid pandemic had a substantial effect on trade, but trade recovered well for the last full financial year ending September 2021, with turnover exceeding £500,000 at a GP Margin of 67%. Takings to date suggest enhanced turnover for the current season, although there are also inflationary pressures on operating costs. In the normal manner, accounts will be made available to serious interested parties who have viewed the property.

Over the past five years the current owners have invested heavily in improving the fabric of the premises, and in upgrading the services. It is now offered for sale in good condition throughout, with no significant remedial works required beyond routine ongoing maintenance.

The property has current fixed electrical & gas safety certificates, together with portable fire equipment certification and recent Fire Risk Assessment. The EPC is valid to 2028.

The pub has a premises licence (PL0057), issued by the Council of the Isles of Scilly, and Five Star Food Hygiene rating. The staff accommodation is registered as a HMO. An asbestos management survey was carried out by Armour in 2020.

SERVICES

The property has mains electricity and telecom connected.

Drinking water is supplied via a nearby by bore hole and stored in bulk plastic storage containers to the rear of the property. In addition, salt water for the toilets is pumped from Porth Conger and also stored to the rear of the property.

Sewerage is disposed of via a septic tank connected to the property.

LOCAL AUTHORITY

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The Public House is assessed to Business Rates, having a current rateable value of £30,500 per annum, £15,220 payable 2022/23 (Billing Authority Reference: 83008).

The owner's accommodation is assessed to Council Tax under Band "E" (£2,056.42 payable 2022/2023).

TENURE & PLANNING

The property is held leasehold, for a sixty year term commencing 29th September 1995, at a passing rent of £18,500 per annum, with rent reviews every three years (next review September 2022). At the last rent review, the rent increase was modest at just 3%.

Copies of the lease, and a subsequent Deed of Rectification dated 2nd October 2000, can be obtained from the sole agents.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating Band "D".

This can be viewed at: formation please see: <https://find-energy-certificate.service.gov.uk/energy-certificate/0910-3923-0308-5150-9094>

A recommendations report can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/9359-4051-0280-0900-1395>

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VIEWING

Strictly by arrangement with the Sole Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.

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Notes

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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Sibleys Island Homes for themselves and for the vendors or lessees of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Sibleys Island Homes has any authority to make or give any representation or warranty whatever in relation to this property.