

**Type: Business Property****Location: St. Marys****Price: £5,000****Bedrooms: 0**

A MODERN MID-TERRACE INDUSTRIAL / BUSINESS UNIT, IDEAL FOR A RANGE OF COMMERCIAL USES, SITUATED ON THE PORTHMELLON INDUSTRIAL ESTATE.

This newly converted unit offers high-quality commercial floorspace, extending to 581 sq ft with private forecourt offering another 291 sq ft. The unit has full disabled access throughout, with excellent natural light levels, electrically-operated sectional doors with inset pedestrian door, three-phase electricity and emergency light system.

LEASE: New 6-year lease on an internal repairing and insuring basis.

RENT: £5,000 per annum plus £500 annual service charge, exclusive of utilities, etc.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

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 lessees.

WORKSHOP 11.61m x 3.86m

Up & over sectional entrance, electrically operated with manual override. Inset disabled-access pedestrian door into main commercial floorspace, having translucent roof panels providing good natural light, supplemented by 8 x LED strip lights. 8 x metal clad double sockets.

KITCHEN/OFFICE 2.33m x 2.16m

Fitted with a modest range of quality wall and base units, in grey gloss melamine, with oak-effect Formica worktop. Inset stainless steel sink unit, with instantaneous under-sink water heater. Three double sockets, telecom point and fire / heat detection. Mechanical extraction. Opening window. External door to rear.

WC 2.16m x 1.33m

Fitted with a disabled suite comprising wc and wall-mounted wash hand basin, with requisite grab rails, etc.

FORECOURT 6.0m x 4.5m

Private forecourt to the front of the unit, lit by security light.

SERVICES

We understand that mains electricity, water, drainage and Telecom are 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 property is currently assessed for Business Rates under a single assessment, as follows:

Reference: 80316

Description: Workshop & Premises

Rateable Value: £14,250

Until such time as the premises are re-assessed as individual units, rates payable will be apportioned pro-rata based on floor area (approximately 20% of the whole).

TENURE

Offered on a new 6 year lease, at an initial rental of £5,000 per annum, on Internal Repairing Terms (to include doors and windows), plus £500 per annum service charge to cover building insurance and structural / roof repairs. Upward only rent review after 3 years.

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC



European Union

European Regional Development Fund

Notes

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.