



Type: **Business Property**

Location: **St. Marys**

Price: **£250,000**

Bedrooms: **0**

A PROMINENT AND HIGHLY ATTRACTIVE LOCK-UP SHOP LOCATED WITHIN THE HEART OF HUGH TOWN'S PRIME RETAIL PITCH, ENJOYING EXCELLENT FOOTFALL AND A BRISK PASSING TRADE. THERE IS ALSO THE POSSIBILITY OF ACQUIRING THE LUXURY TWO-BEDROOM TWO-BATHROOM APARTMENT ABOVE, BY SEPARATE NEGOTIATION.

The property is currently trading as part of a larger established boutique and gift shop, The Sandpiper. It will be fully separated prior to sale, with its own independent access and services. It is located on the approach to St Marys Quay, and is therefore passed by everyone travelling to or from the off-islands or the mainland by sea.

The property is now offered for sale or to rent in excellent condition throughout, attractively shop-fitted, and benefits from excellent display windows and basement sales floor and stock rooms. Also available to rent at £17,500 per annum.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

The premises occupy a prominent position overlooking "The Bank", an attractive square at the approach to St Marys Quay. The property therefore enjoys excellent footfall, and is the first shop visitors will see as they leave the quay.

This Grade-II Listed shop has a highly attractive façade of cut granite, with the original late 19th shopfront incorporating colonettes and arched spandrels framing the plate glass windows. The original shop sign, "R. Chirgwin & Son, Provision Merchants", has been beautifully renovated by the present owners.

The premises currently trade as a boutique, but would be equally suitable for a range of other retail uses, or indeed professional or booking offices. The sale of hot food is prohibited.

In summary, an excellent opportunity to acquire prime retail premises in the heart of Hugh Town. A two-bedroom, two-bathroom self-contained sea-view apartment above the shop could be available by separate negotiation. Please enquire of the vendor's agents for further information.

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.

GROUND FLOOR RETAIL AREA: 6.38m width x 5.88m max depth Retail Area approximately 38 sq m

BASEMENT: 9.86m width x 6.58m max depth Overall Area approximately 44 sq m

Generous bay windows provide excellent display frontage and flank a central glazed door opening into the shop premises.

A third display window, formerly a doorway, is used to promote jewellery and smaller items for sale.

The shop enjoys good natural light, a generous ceiling height and generous display windows. The premises are attractively fitted out, with polished wooden floorboards and an original display / storage unit from the 19th Century – still performing an excellent function today. The existing shopfittings may be available by separate negotiation – please enquire of the sale agents.

Lighting throughout has recently been replaced with energy efficient LED units.

A staircase with half landing leads down to the basement sales floor, providing extensive further retail space and two stock rooms. A pavement lightwell / loading bay provides the lower floor with natural light.

SERVICES

We understand that mains electricity is connected to the property. Telecom can be easily connected.

Water supply and sewerage connections are available.

LOCAL AUTHORITY

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 1234 105.

The premises are currently assessed for Business Rates under a single assessment, together with the adjoining interconnecting shop (trading as "The Sandpiper").

Following sub-division and sale, the premises will be re-assessed. They may be eligible for Small Business Rates Relief, subject to the purchaser's circumstances.

TENURE

Leasehold for a 999-year term from 5th January 2000 at a peppercorn rental.

ENERGY PERFORMANCE CERTIFICATE

The property is rated Band "B".

VIEWING

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







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;
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