

**Type: Business Property****Location: St. Marys****Price: £60,000****Bedrooms: 0**

A WELL-PRESENTED LOCK UP SHOP, LOCATED WITHIN THE HEART OF HUGH TOWN, ENJOYING A BRISK PASSING TRADE. THE PROPERTY IS CURRENTLY OPERATED AS A HAIRDRESSING SALON AND BEAUTICIANS, BUT WOULD EQUALLY SUIT A VARIETY OF OTHER USES (SUBJECT TO APPROPRIATE CONSENT). THE PROPERTY IS OFFERED IN GOOD DECORATIVE ORDER THROUGHOUT, AND BENEFITS FROM A LARGE DISPLAY WINDOW & INTERNAL SHELVING.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

'All at Sea' is a lock-up shop located at the junction of Buzza Street and Church Street, approximately 250 metres from the centre of Hugh Town. The shop has been operated by the vendors, as a successful, nautically themed craft shop, on a seasonal basis over several years. The property is located on the main road into Hugh Town, and enjoys a brisk passing trade by the large number of visitors that make their way daily, to and from the Harbour Area.

Originally built as a retail outlet for a local photographer, the property would suit a variety of uses, subject to the appropriate consents.

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.

MAIN SHOP 4.74m x 4.44m (15'7" x 14'7")

DISPLAYWINDOW 4.44m x 0.84m (14'7" x 2'9" max)

A part glazed uPVC front door leads directly into the retail area. This is currently arranged with wall mounted shelving & stand alone display units. As the space is of regular proportion, the internal arrangement remains flexible.

A large, multi paned uPVC display window with opening lights, affords ample day-light to the sales area, and has additional storage beneath a full width display shelf. Two spotlight tracks with adjustable spots, illuminate the sales area, with additional display window lighting, being connected to a timer. Fully carpeted, four double power points, pine sales counter.

A small concrete area to the front of the shop (3.86m x 0.68m) provides additional external display space, adjacent to the pavement.

SERVICES

We understand that mains electricity is 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 assessed for Business Rates, having a rateable value of £2,950 per annum, producing a charge for the 2012/2013 year of £1430.75. If the purchaser qualifies for Small Business Relief, the sum payable is reduced substantially.

TENURE

The premises are held on a full repairing & insuring 999 year lease dated 13th April 1986 at a peppercorn rent. The lease currently restricts the use of the shop for some activities, including the sale or consumption of food.

VIEWING

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

Notes



All at Sea

Church Street St Marys Isles of Scilly

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:

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