



Type: **Business Property**

Location: **St. Marys**

Price: **£7,000**

Bedrooms: **0**

**TO RENT** - A PROMINENT LOCK UP SHOP, LOCATED WITHIN THE HEART OF HUGH TOWN'S PRIME RETAIL PITCH, ENJOYING GOOD FOOTFALL AND A BRISK PASSING TRADE.

The property has, until recently, been trading as the Island T-Shirt Company, but would equally suit a wide variety of uses, including café/sandwich bar or professional offices, subject to any necessary consents. The property is offered in good decorative order throughout, and benefits from excellent display windows and large stock room.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)



#### Shop Premises

Hugh Street St Marys Isles of Scilly

Sibley's Island Homes

Porthcressa, St Mary's, Isles of Scilly TR21 0JQ

Tel: (01720) 422431

Fax: (01720) 423334

E-Mail: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

**DESCRIPTION AND LOCATION**

The premises occupy a prominent corner site at the junction of Hugh Street and The Parade, in the heart of Hugh Town's "Golden Triangle", the prime retail pitch. Nearby occupiers include the Foredeck boutique, Tideline gift shop, Farm Deli, 49 degrees boutique and Mumfords newsagents.

The shop has an attractive facade in slate and local granite, with large hardwood display windows. They share a common entrance with the adjacent retailer.

**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.

SHARED ENTRANCE: 2.05m x 1.68m max, 1.33m min

RETAIL AREA: 6.78m max depth x 5.8m max width. Retail Area approx 33.70 sq m\*

STOCK ROOM: 4.00m x 2.95m. Total Internal Storage Area approx 13.10 sq m\*

DISPLAY WINDOWS Two windows, 1.90m and 5.00m respectively.

\*Valuation Office floor areas

Double fully-glazed hardwood doors open into the shared entrance, having ceramic tiled flooring. Glazed entrance door with glazed panel opening into the shop premises.

The shop enjoys good natural light, and an excellent run of display windows. The premises are attractively fitted out, with polished wooden floorboards and intermittent planked ceiling. The existing shopfittings may be available by separate negotiation – please enquire of the letting agents.

To the rear of the main shop area is a WC, fitted with above sink water heater. An irregular passageway leads to the Stock Room, which is of regular proportions and has the benefit of a window to the Parade, which could be used as an additional display window.

**SERVICES**

We understand that mains electricity 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 assessed for Business Rates as follows:

Reference: 80169

Description: Shop & Premises

Rateable Value: £10,250

**TENURE**

Offered on a new 6 year lease, at an initial rental of £7,000 per annum, on Internal Repairing and Insuring terms, subject to upward only review after 3 years.

**ENERGY PERFORMANCE CERTIFICATE**

Awaiting EPC

**VIEWING**

Strictly by arrangement with the Agents, SIBLEYS ISLAND HOMES, 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;
- (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.