



Type: **Business Property**

Location: **St. Marys**

Price: **£495,000**

Bedrooms: **2**

**SOLD 2021- HISTORIC DETAILS FOR
INFORMATION ONLY**

The Bourdeaux Shop and Off Licence
For Sale Freehold as a Going Concern
Long established general Gift Shop
2 bedroom Residential Flat
Wonderful lifestyle opportunity
PRICE REDUCED

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

Location

The Isles of Scilly lie to the south west of Cornwall but are a world apart from the mainland. They comprise 5 inhabited islands together with numerous uninhabited islands with St Mary's being the largest island and the gateway to the rest of the Scillies.

Hugh Town is the central hub with its cluster of shops, Banks, Churches, Post Office, Galleries and Restaurants as well as Museum and having three beaches in close proximity.

Having a deep sense of tradition, the Islands offer superb opportunities for walking, sailing, cycling and to enjoy the sub tropical landscape.

Travel

The islands are accessible via the Scillonion III passenger ferry from Penzance or alternatively by air from Lands End, Newquay or Exeter by Skybus to the recently extended airport on St Mary's. Frequent daily flights from Land's End, Newquay and Exeter.

Description

The property is situated in the centre of Hugh Town, amongst other independent shops restaurants, public houses and services. It is at the top of the Main Street thoroughfare between the quay and the rest of the island. The property comprises a two storey terraced retail premises with rear storage and independently accessed self-contained residential accommodation over.

The property is Grade II listed. Freehold properties rarely become available on the islands and The Bourdeaux Shop and Off Licence offers an excellent opportunity to secure a freehold tenure.

The Shop has a double bay window shop front with recessed entrance door, being attractively fitted throughout having painted timber panel walls, wood topped serving counter with basin to rear, full range of timber wall display units, shelving units, circular display stands and glass shelved units. Ceiling mounted fluorescent lighting together with air conditioning.

To the rear there is an angled store room with timber shelving, stainless steel sink unit, staff toilet with WC and wash hand basin and door to further rear stores with range of timber shelving and external door to the rear.

Areas

The shop has gross internal dimensions of about 10.6m with a width varying between 5.6m and 6.8m. We calculate that the shop has a net internal floor area of 79.8 sq m (835 sq ft) with rear stores of about 17.5 sq m (188 sq ft).

The residential flat is accessed by separate front entrance door with lobby and stairs to the first floor with central hallway with store cupboard, airing cupboard with Herculag hot water tank and further built in cupboard. Front facing Lounge with bay window with feature wall mounted fire. Double folding doors to Kitchen with large range of wood faced and painted base and wall units to two walls, 1½ drainer sink unit, electric hob and built in oven, Velux roof windows and twin wood and glazed doors with step up to large Conservatory having double glazed timber framed windows to the front and one side with

pitched glazed roof with double doors onto small triangular balcony. There is one Double Bedroom and one Twin Bedroom with built in wardrobe, Bathroom with white bathroom suite with bath and Mira shower over, glazed screen, fully tiled wall, velux window.

The flat has been fitted to a high standard. We calculate that the residential flat has a gross internal floor area of 69.5 sq m together with conservatory of 14.2 sq m.

Business

Long established, the Bourdeaux Shop services residents and visitors of all ages. The business offers confectionary, souvenirs, gifts, cards, books and stationary. It holds one of the few off licences on the island and has fantastic potential to develop further. Turnover is in the region of £200,000 per annum with the shop being open all year round.

The flat has been used by the owners as their own holiday accommodation as well as for limited letting purposes. It is considered suitable for an owner occupier or alternatively would provide a good letting income.

Services

The property is understood to be connected to mains water, mains electricity and mains drainage. Superfast Broadband has been connected to the Islands.

Tenure

The property is freehold.

EPC

Commercial property (shop) = D. Residential property (flat) = G

Price

£495,000 for the freehold interest as a going concern business or alternatively, the owners may consider a sale of the freehold of the shop only, excluding the flat, as a going concern at a price of £260,000 subject to contract, subject to stock at valuation.

The vendors may be willing to grant a private mortgage to assist a potential purchaser, subject to agreement of terms and conditions.

Tenure & Possession

Freehold with vacant possession.

Viewing

Strictly by appointment through the agents, Sibleys Island Homes, Porthcressa, St Marys, Isles of Scilly.





Notes



Bourdeaux Shop & Flat

Hugh Town 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:

(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.