



Type:	<b>Business Property</b>
Location:	<b>St. Marys</b>
Price:	<b>£170,000</b>
Bedrooms:	<b>0</b>

A LONG-ESTABLISHED, TOWN CENTRE RESTAURANT, FULLY EQUIPPED AND FURNISHED FOR ITS PRESENT USE, ALTHOUGH EQUALLY SUITABLE FOR A VARIETY OF COMMERCIAL USES INCLUDING RETAIL, GALLERY AND PROFESSIONAL OFFICES. A TWO-BEDROOM APARTMENT IS ALSO AVAILABLE TO RENT, IF REQUIRED BY SEPARATE NEGOTIATION. FULLY REDECORATED AND READY FOR THE 2017 SEASON.

This surprisingly spacious property is situated at the harbour end of Hugh Street, and therefore enjoying good footfall and a brisk passing trade. The property has a separate entrance opposite the Mermaid Inn, past which everyone entering or leaving St Marys Quay will pass, and therefore ideal for takeaway or other food uses.

ALSO AVAILABLE TO RENT AT £12,000 PER ANNUM.  
**NEW INSTRUCTION**

For enquiries or to arrange a viewing:

**Call: 01720 422431**

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

## DESCRIPTION AND LOCATION

The Pilot's Gig restaurant occupies extensive ground floor / semi-basement premises, with a main entrance out onto "The Bank", with a secondary rear entrance opposite the Mermaid Inn. The current owners have an arrangement with the owner of the nearby chemist shop for a signage, lighting and a menu cabinet on their rear wall, opposite the Mermaid.

The restaurant has been part of Scilly's food scene for nearly 50 years, and offers a main dining area of great character, with its exposed granite walls, beamed ceiling and signature "Pilot Gig" boats built into the walls. The property has a large commercial kitchen, wine cellar, various store rooms and male and female wc's. The property has been freshly painted and refurbished ready for the 2017 season.

Subject to the necessary consent, we suggest the property could lend itself to sub-division, having a retail / gallery / café / restaurant at the front, and a takeaway counter at the rear – ideal for people heading off-island or out on the Scillonian.

With the option of a two-bedroom apartment to rent, literally a "stone's throw" from the restaurant, this is an unusual opportunity to acquire a home and business together. Viewing highly recommended.

## 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.

From The Bank, the square close to St Marys Quay, an external granite staircase leads down to a multipaned door opening into:

### RECEPTION PORCH 4.70m x 1.20m.

Having quarry-tiled flooring, and stained glass window by local artist Oriel Hicks, depicting a local Pilot Gig. Multipaned stable door (again with stained glass inserts by the same artist, this time featuring a sailing ship and lighthouse), opening into:

### RESTAURANT 8.62m x 5.78m.

A highly characterful dining area, full of marine and other artifacts, having beamed ceiling, pine-clad walls to dado height with exposed granite above. There are two large granite fireplaces, one with antique cast-iron range cooker inset. The main feature of the room must, however, be the bow and stern of two local Pilot Gigs, the Gipsy and Zelda, which have been built into the walls above fitted alcove seating. The restaurant has seating for up to 40 covers, usually operating on two sittings per night, and is equipped with a bar counter, having fitted single bowl sink unit and Casio electronic till.

The rear of the restaurant opens onto a rear corridor, with access to the kitchen, wine cellar, wc's and outside.

### KITCHEN 13.15m x 3.60m max, 2.27m min.

A large, fitted & equipped commercial kitchen, having ceramic tiled floor, part-tiled walls and well-lit with fluorescent lighting. A full inventory will be prepared prior to sale, although the principal appliances include:

Stainless steel "Blue Seal" 8-burner twin oven gas range cooker  
Large commercial grill  
Stainless steel commercial electric deep fat fryer  
Full canopy extractor system over, in stainless steel  
Gas Interlock system  
10 x Stainless Steel Food Preparation Tables with low-level shelf  
Electric meat slicer  
Stainless steel plate warmer  
Vestfrost upright fridge  
"Flygo" insect killer  
Stainless steel handwash basin  
"Maidaid Halcyon" commercial dishwasher

Double bowl stainless steel sink unit  
"Samsung" commercial microwave oven  
"True" upright fridge stainless steel  
Walk-in double commercial fridge  
3 x chest freezers  
"Dualit" and "Magimix" toasters

Off the kitchen are two stores:

**STORE ONE** 5.16m x 2.26

**STORE TWO** 1.35m x 1.12m

**WINE CELLAR** 2.10m x 1.70m

Located immediately behind the dining area, having fitted shelving, wine racks and "Esta" upright fridge.

**LADIES WC** 2.20m x 1.77m

Having a vanity wash hand basin, with tiled splashbacks, and cubicle with low-level wc, half-tiled walls and tiled floors.

**GENTS WC** 2.20m x 2.27m max, 1.12m min

Having a vanity wash hand basin, with tiled splashbacks, and cubicle with low-level wc, half-tiled walls and tiled floors.

## OUTSIDE

There is a small yard area outside the kitchen, with under-stairs storage / regulator for the propane cylinders that supply the cookers.

## 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 assessed for Business Rates as follows:

Reference: 80102

Description: Restaurant & Premises

Rateable Value: £8,200 (draft 2017)

## TENURE

The restaurant is owned leasehold under a long lease (999 years at a peppercorn rental).

For applicants interested in taking an occupational lease, a new 6-year lease will be offered, at an initial rental of £12,000 per annum, on Internal Repairing and Insuring terms, subject to upward only review after 3 years to £15,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

The EPC can be downloaded at:

<https://www.ndepcregister.com/reportSearchAddressListReports.html?id=ad9f3f1caeb88750f0591fb2f90d96fd>

## 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

Sibley's Island Homes

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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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