



Type: **Business Property**

Location: **St. Marys**

Price: **£480,000**

Bedrooms: **1**

A PROMINENT GRADE-II LISTED PROPERTY, SITUATED IN THE PRIME RETAIL AREA OF HUGH TOWN, COMPRISING RESTAURANT PREMISES ON THE LOWER FLOORS WITH RESIDENTIAL ACCOMMODATION ABOVE.

THE COMMERCIAL ACCOMMODATION WOULD SUIT A VARIETY OF OTHER USES, INCLUDING RETAIL, PROFESSIONAL OFFICES, SALON, ETC. THE SPACE HAS SCOPE FOR SUB-DIVISION, SUBJECT TO THE NECESSARY CONSENTS, INCLUDING EXPANSION OF THE RESIDENTIAL ACCOMMODATION, AND IS THEREFORE OF INTEREST TO OWNER OCCUPIERS, INVESTORS AND DEVELOPERS.

THE ACCOMMODATION COMPRISES:

BAR & RESTAURANT PREMISES, ARRANGED OVER LOWER GROUND, GROUND & UPPER GROUND FLOORS, INCLUDING COMMERCIAL KITCHEN AND TAKEAWAY COUNTER, TOGETHER WITH FIRST FLOOR CHEF'S FLAT. TWO SELF-CONTAINED ONE-BEDROOM FLATS, BOTH ARRANGED OVER TWO FLOORS, EACH WITH INDEPENDENT ACCESS. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

**Call: 01720 422431**

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

## DESCRIPTION AND LOCATION

The premises occupy a prominent site within Hugh Street, close to its junction with The Parade, in the heart of Hugh Town's "Golden Triangle", the prime retail pitch. Nearby occupiers include the IOS Store, Foredeck boutique, Timeline gift shop, Farm Deli, Mumfords newsagents and Tamarisk Gallery.

Originally a residential house, this Grade-II Listed property comprises a traditional granite-fronted building arranged over four levels, with rear and side additions, including a takeaway sales kiosk opening onto an attractive courtyard.

The property has traded as a restaurant for a number of years, including "Blues" and more recently "Mr B's". It would, however, suit a variety of other commercial uses within Use Classes A (retail), B1 offices and B2 professional offices. We have held informal discussions with the Local Planning Authority, who have confirmed that, in principle, there would be no objection to an expansion of the residential accommodation into the restaurant premises, so long as a viable commercial unit fronting Hugh Street was retained."

The property therefore represents an interesting opportunity to acquire a mixed-use property in a prime location, with scope for restructuring if required. Viewing 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 purchasers.

### COMMERCIAL ACCOMMODATION

Approached across a wide area of pavement in the heart of Hugh Town, several steps lead up to a half-glazed multipaned door and into the restaurant.

#### **FRONT DINING AREA** 5.66m x 4.00m

Enjoying good natural light, with two sash windows to Hugh Street. Exposed granite walls. Stained glass panel to rear dining area. Alcove cupboard housing electricity meter and consumer units. Seating for around 20 covers. Several steps down to:

#### **REAR DINING AREA** 4.35m x 4.06m plus 2.95m x 1.31m L-shaped

Again, having exposed granite walls with brick-lined niche. Seating for around 16 covers. Stairs down to:

#### **BASEMENT BAR AREA** 5.66m x 3.99m

Having an exposed beamed ceiling, ceramic tiled floor and exposed granite walls. Built-in seating around two walls, bar counter with fitted shelving, optics racks and handwashing sink. Half-glazed multipaned door to external staircase leading to Hugh Street.

#### **KITCHEN** 7.29m x 2.75m

A well-proportioned commercial kitchen, now in need of upgrade, having tiled flooring and fully tiled walls. Range of commercial stainless steel preparation tables, shelving units and sink. Appliances include 8-hob double-oven gas range cooker with large stainless steel extractor unit over, plate warmer, dishwasher, refrigerators and freezers. Door from kitchen through to:

#### **TAKEAWAY COUNTER** 4.64m x 2.50m

Having ceramic tiled floor and tiled walls. Two serving hatches with roller shutter panels opening out to the courtyard, which in turn has access onto Hugh Street. Fluorescent ceiling lights, stainless steel sink unit and preparation table. Door to:

**LOBBY**, with small **BEER CELLAR** and external door to courtyard. Further door leading to:

**RESTAURANT LOBBY**, having exposed granite walls and coat hanging space. Access to MALE & FEMALE WC's, and

also down steps and through into rear dining area of restaurant.

To the rear of the takeaway counter, a door opens through into:

**REAR FOOD PREPARATION AREA**, having tiled floor and fitted with 2½ bowl stainless steel sink unit. Rear access door leading out to the service road, Thorofare, and to propane gas cylinders supplying the kitchen.

Staircase rising to **FIRST FLOOR LANDING**, with half-glazed multipaned door opening into the CHEF'S FLAT, which is in need of upgrade:

**LIVING ROOM** 2.83m x 2.36m plus 1.54m x 1.26m L-shaped  
Enjoying good natural light. Laminate floor.

**BEDROOM** 3.33m x 2.85m  
Again having good natural light. Airing cupboard housing factory-lagged hot water cylinder with fitted immersion heater.

**SHOWER ROOM** 1.48m x 1.42m  
Fitted with close-coupled wc, pedestal wash hand basin and corner shower cubicle with rail. Half-tiled walls.

## RESIDENTIAL FLATS

The flats are accessed via an external wooden staircase, which rises from the courtyard to a first floor terrace, used in common by both flats.

### FRONT FLAT

A well-presented, bright and spacious one-bedroom flat arranged over two floors

**KITCHEN / BREAKFAST ROOM** 3.97m x 2.89m  
Part carpeted, part vinyl floor covering (around kitchen units). Fitted with an ample range of white laminate kitchen units with granite effect Formica worksurfaces. Stainless steel sink unit. Integrated single oven and hob with extractor over. Good natural light from two windows. Exposed granite wall. Six downlighters. Two steps up through arch to:

**LOUNGE** 3.87m x 3.85m  
A bright, attractive room with two windows overlooking Hugh Street. Door to LOBBY and into:

**SHOWER ROOM** 1.79m x 1.48m  
Fully tiled walls and fitted with pedestal wash hand basin, saniflo wc and shower cubicle with electric shower fitted. Electric chrome heated towel rail. Vinyl patterned flooring. Mechanical extraction. Shaver light.

Door from lounge to stairwell, having exposed granite wall, rising to:

**BEDROOM** 5.10m max, 4.23m min x 3.85m  
An attractive attic bedroom, having windows front and rear, allowing a sea glimpse across St Marys Harbour to Tresco beyond. Airing cupboard with factory-lagged Fortic-type hot water cylinder with fitted immersion heater.

**EN-SUITE BATHROOM** 2.38m x 1.34m  
Having a vinyl floor, and fitted with suite comprising panelled bath, close-coupled wc and pedestal wash hand basin. Fully tiled around bath and basin. Shaver light.

### REAR FLAT

Half-glazed multipaned door with stained glass panels opens, via three steps down, into:

**LIVING ROOM WITH KITCHEN AREA** 4.25m x 4.09m.

Fitted with an adequate range of wall and base units in white melamine with black granite effect Formica worksurfaces. Stainless steel sink unit. Slot-in electric cooker with extractor over, and under-counter fridge freezer.

The lounge area has two windows, Dimplex electric panel heater, TV aerial socket. Six LED ceiling downlights. Staircase, with painted granite walls, rising to:

**FIRST FLOOR LANDING**, and through to:

**BEDROOM** 3.17m x 2.62m plus door recess

Good natural light. Airing cupboard housing factory-lagged hot water cylinder with fitted immersion heater.

**EN-SUITE SHOWER ROOM** 2.31mx 0.97m

Fitted with suite comprising close-coupled wc, shower cubicle and was hand basin. Illuminated mirror with shaver point.

## OUTSIDE

A wide gate at the side of the Corner House opens into a:

## COURTYARD

Having granite wall surrounding, providing a further outside seating or amenity area.

## SERVICES

We understand that Telecom, mains electricity, water and drainage are connected to all parts of the property.

## LOCAL AUTHORITY

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

## RATES & COUNCIL TAX

The commercial premises are assessed to Business Rates, as follows:

Property Name: The Corner House

L.A. Reference: 80149

Description: Restaurant & Premises

Rateable Value: £8,100 per annum

The flats are assessed to Council Tax as follows:

Name: Flat One

Reference: 10177

Band: B

Name: Flat Three

Reference: 10178

Band: A

## TENURE

We understand the entire building is owned freehold, subject to the tenancies detailed below.

## TENANCIES

### Front Flat

Let on an Assured Shorthold Tenancy to Mr H. Halfide for 6 months from 1st July 2018 at a rental of £600 per calendar month exclusive of Council Tax and other bills.

**Rear Flat**

Let on an Assured Shorthold Tenancy to Council of the Isles of Scilly for 6 months from 12th February 2018 at £550 per calendar month exclusive of Council Tax and other bills.

**EPC**

The premises are EPC exempt on account of being Grade-II Listed.

**VAT**

The property is not elected for VAT.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

**VIEWING**

Strictly by arrangement with the Sole 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;
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