

**Type: Business Property****Location: St. Marys****Price: £15,000****Bedrooms: 3**

**TO RENT** – COMMERCIAL PREMISES SITUATED IN A PROMINENT GRADE-II LISTED BUILDING IN THE PRIME RETAIL AREA OF HUGH TOWN, COMPRISING RESTAURANT ON THE LOWER FLOORS TOGETHER WITH SMALL ONE-BEDROOM CHEF'S FLAT ABOVE. THERE MAY BE THE OPTION TO RENT OTHER FLATS IN THE BUILDING IF REQUIRED.

THE ACCOMMODATION WOULD SUIT A VARIETY OF OTHER USES, INCLUDING RETAIL, PROFESSIONAL OFFICES, SALON, ETC. **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 Tamerisk Gallery.

Forming part of a four-storey, Grade-II Listed granite property, the premises comprises a restaurant arranged over lower ground, ground and upper ground floor levels, takeaway sales counter, and chef's flat on the first floor.

There are two further flats in the building that may be available under separate negotiation.

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.

### RESTAURANT 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.

## **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

## **LEASE**

A new 10-year lease will be granted, at a commencing rent of £15,000 per annum exclusive of rates, utilities and other bills, with upward only rent reviews every three years to open market rental value.

## **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



**Corner House Restaurant**

Hugh 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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