



Type: **Business Property**

Location: **St. Marys**

Price: **£6,000**

Bedrooms: **0**

A PROMINENT LOCK UP SHOP, LOCATED WITHIN THE HEART OF OLD TOWN, ADJOINING THE OLD TOWN INN.

Offered to rent on a new 6-year lease at £6,000 per annum (discounted to £5,000 year one).

This property is no longer available. May 2021

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Old Town is situated on the south side of St Mary's, approximately a ten to fifteen minute walk from Scilly's "capital", Hugh Town. It boasts a substantial (by local standards) resident population, and is a popular destination for visitors, having one of the prettiest bays on St Mary's, together with a public house, pottery, gallery and new gin distillery.

The premises occupy a prominent site at the junction of Old Town Lane and Ennor Close, in the heart of Old Town. A forecourt area adjoining the shop provides useful short stay car parking for customers.

The shop has an attractive facade in local granite, with glazed display windows and double loading doors at the side for stock.

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.

MAIN RETAIL AREA: 6.49m max depth x 4.50m avg width.

SIDE RETAIL AREA: 4.09m x 2.49m plus 2.99m x 1.10m

STOCK: 5.8 sq m

Total Retail Area approximately 36 sq m (*Valuation Office floor areas)

Glazed entrance door with adjoining window opening into the shop premises. The shop is arranged in two main sections, having sealed vinyl flooring and fluorescent lighting.

Towards the rear of the shop is a utility room and wc. At the left hand side, the shop is partitioned internally to create a small stock room, with double doors for stock deliveries. A staircase rises from this area to additional attic storage.

SERVICES

We understand that mains electricity, water 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: 80340

Description: Shop & Premises

Rateable Value: £6,400

TENURE

Offered on a new 6 year lease, at an initial rental of £6,000 per annum (discounted to £5,000 year one), plus service charge of £500 per annum to cover building insurance and external / structural repairs.

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC





Notes



Old Town Stores

Old Town Lane 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;

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