



Type: **Business Property**

Location: **Bryher**

Price: **£425,000**

Bedrooms: **1**

A rare opportunity to acquire a well-located gallery and apartment, enjoying sea and island views towards the Norrard Rocks. This attractive modern building is available as a “going concern” if required, offering a “turn-key” business opportunity to a potential purchaser. Alternatively it could be used for a variety of other uses, subject to the necessary consents.

Situated alongside Bryher Stores, on the main route from Church Quay, the property enjoys plentiful passing trade

THE ACCOMMODATION COMPRISES GROUND FLOOR GALLERY, WITH ADJOINING OFFICE, STORE AND WC. THE SELF-CONTAINED APARTMENT HAS ITS OWN PRIVATE GROUND FLOOR ENTRANCE, ARRANGED AS KITCHEN / LIVING ROOM, BEDROOM AND BATHROOM.

For enquiries or to arrange a viewing:

Call: 01720 422431

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

## GENERAL

Bryher, the smallest of the four inhabited "off-islands", offers the prospective purchaser an environment few places can match with virtually no road traffic, crime or pollution. Its name is apt, being Cornish for "Place of Hills". The sheltered eastern side of the island contrasts with the rugged western side which is open to the full force of Atlantic gales.

Bryher Gallery is located in an elevated position, on the main island road just a short walk from Church Quay. It shares an entrance with Bryher Stores, and is just 50 metres from Olivia's kitchen café. Hell Bay Hotel, Fraggie Rock Café/Bar, Island Fish Takeaway and Anneka's Quay are all within easy walking distance.

During the summer there are frequent boat services to the other islands, and even in winter there is a regular service to the main island, St Mary's. Treco, with its heliport, school, hotel, inn and numerous other facilities is just a short boat ride away across the channel.

The Gallery was purpose built in 2012, and enjoys Westerly views towards Hell Bay and the Norrard Rocks. It has traded as a gallery since, showcasing the works of renowned local artist Richard Pearce alongside other local and mainland artists.

Viewing is highly recommended, to fully appreciate this unusual opportunity.

## 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.

The gallery is situated to the side of Bryher Stores, sharing an access path. Stable door opening into:

### **GALLERY** 7.07m x 5.23m.

An attractive open plan display space, with wood planked flooring throughout. Twin track display lighting. Sales counter. Display shelving.

### **OFFICE** 3.02m x 2.08m

A well-lit work space, with fitting worksurfaces with storage under. Sea views to the West.

### **STORE** 1.88m x 0.99m

### **CLOAKROOM** 1.88m x 0.85m

Fitted with a close-coupled wc and wash hand basin. Mechanical ventilation.

Access from the gallery to the apartment's private entrance.

### **ENTRANCE HALL** 3.17m x 1.88m

Door to outside. Winder staircase to first floor.

### **FIRST FLOOR LANDING & INNER HALL** 4.00m x 0.84m

Loft access. Wood veneer flooring continuing throughout the apartment.

### **KITCHEN / LIVING ROOM** 5.25m x 4.00m

A bright, attractive living space with gable window affording sea views across to the Norrard Rocks. Range of fitted kitchen units in a pale laminate, with limed beech effect worksurfaces. Inset single drainer sink unit. Slot-in electric cooker. Two Velux roof windows.

### **BEDROOM** 3.00m x 2.48m plus 2.08m x 2.01m

Enjoying excellent natural light levels from Velux roof window. Skeleton wardrobe providing ample storage, and housing factory-lagged hot water cylinder.

**BATHROOM** 2.99m x 1.70m

Fitted with a modern suite comprising shower bath, corner wc and pedestal wash hand basin. Obscured glass window and Velux roof light.

**OUTSIDE**

Bryher Gallery includes a garden area to the side and rear, providing off-street car parking and providing scope for further extension, subject to the necessary consents.

**ENERGY PERFORMANCE**

EPC awaited.

**SERVICES**

We understand that mains electricity & water are connected to the property. Drainage is private to septic tank situated on land the opposite side of the island road

**LOCAL AUTHORITY**

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 123 4105.

In addition, mains water is charged by South West Water at the current rate.

**TENURE**

The property is owned leasehold under a 21-year business tenancy commencing 1st February 2013, at a passing rental of £1,000 per annum. We understand the tenancy is protected by the Landlord & Tenant Act 1954, giving the tenant security of tenure at the expiry of the lease.

The existing building was erected at our client's expense, and the value of this should be disregarded when agreeing a rent under a new lease, upon expiry of the old in 2033.

Prospective purchasers are advised to take their own legal advice in this regard.

**THE BUSINESS**

Bryher Gallery is run by husband and wife team Richard & Caroline Pearce, primarily as an outlet for Richard's paintings but also stocking works by third parties. In recent years turnover has varied between £100,000 and £130,000, with Richard's works contributing around 55-6-% of sales.

However, we are advised there is a clear demand for artwork generally, and the vendors believe turnover could be maintained, or even increased, by exhibiting more art from a variety of local and regional artists. Richard Pearce would be prepared to continue to supply the gallery going forwards.

Trading figures will be made available to serious interested parties who have viewed the property.

**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.

A walk-through video can be viewed at: [https://youtu.be/NvM\\_B0aQSGw](https://youtu.be/NvM_B0aQSGw)







## 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:

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