



Type: **Business Property**

Location: **St. Marys**

Price: **£895,000**

Bedrooms: **3**

AN ATTRACTIVE, GRADE-II LISTED TOWN-CENTRE PROPERTY OCCUPYING A PROMINENT CORNER SITE AND ARRANGED AS ESTABLISHED SHOP PREMISES, WITH ADJOINING FAMILY HOME.

For enquiries or to arrange a viewing:

**Call: 01720 422431**

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

## DESCRIPTION AND LOCATION

A rare opportunity to acquire a three-bedroom family home together with adjoining shop and business premises.

Arguably a piece of Scillonian history, next year the business of Mumford's Newsagents will celebrate its 119th anniversary. A shop was opened by Mr. & Mrs. Charles Mumford in the centre of the terrace fronting Hugh Street. Charles Mumford tragically died on the wreck of the Plympton, his widow continued trading and moved in 1924 to its present prime retail site on the corner of Hugh Street and Garrison Lane. The business was later taken over by Mr. Tregarthen Mumford OBE and run since as a newsagents, bookstore etc with offices above. Clive Mumford has continued the business which makes Mumford's the oldest continually run business on Scilly.

The property is situated on Hugh Street, the main retail Thorofare of St Marys, in a prime trading location with excellent footfall. Nearby retailers include the Co-Operative supermarket, 49 degrees boutique and Hugh Street Deli.

Currently the retail area is made up of the ground floor shop plus a number of store rooms, whilst on the first floor are two offices and additional storage space. The residential and adjoining area includes two reception rooms, two bedrooms, bathroom and kitchen etc.

Subject to any consents required we would suggest there are many ways in which the total property could be designed to suit almost any retail trade whilst still providing comfortable family accommodation.

## 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 accommodation comprises.

### Shop Premises

**RETAIL SHOP** 7.62m x 4.83m (25'0" x 15'10") plus two shallow bay windows to the street.  
Fittings include the original counter plus additional display fittings. Step up to:

**REAR TRADING AREA** 5.13m maximum x 5.33m maximum (16'10"x 17'6" maximum)  
Large display window and second doorway, and fitted with display fittings for cards & book sales.

**LOBBY** leading to **HALLWAY** used as storage space and leading to:

**STORE ROOM** 6.81m x 1.83m (22'4" x 6'0")  
Having two windows and a door to Garrison Lane.

**STORE ROOM** 5.18m x 2.13m (17'0" maximum x 7'0" average)  
Being of an irregular triangular shape with fitted shelving.

**STORE ROOM** 2.54m maximum x 2.49m average (8'4" x 8'10" )

Stairs from the hallway lead to a **LANDING**, with a corridor to

**OFFICE** 3.00m x 2.34m (9'10" x 7' 8")

**INNER OFFICE** 6.04m max x 4.44m max, 3.51m min (19'10" x 14'7"max, 11'6" min)  
With windows to two elevations.

### **WC**

Fitted with low level w.c. and Belfast sink and with additional storage space.

Internal access to Aurelia is then through a corridor / store room which leads to the first floor landing.

#### Laurelia

**ENTRANCE HALL** with front door to Hugh Street.

**LIVING ROOM** 3.83m x 3.45m (12'7" x 11'4").

Plus alcoves either side of the blocked off fireplace, both fitted with shelving. Two power points. Telephone point.

**KITCHEN** 3.66m x 3.33m maximum (12'0" x 10'11")

Plus two alcoves, one housing the single drainer stainless steel sink unit and the other an electric cooker. On the other side of the fireplace is a built-in cupboard. Fitted on two sides with dark oak units having Formica working surfaces plus two double matching floor cabinets. Ceramic wall tiling between cabinets. Seven power points. Tile effect vinylay flooring.

**LAUNDRY ROOM** 2.34m x 1.52m (7'8" x 5'0")

Having a translucent roof. Four power points. Plumbing for washing machine.

#### **CLOAKROOM**

Having a low level w.c and wash hand basin.

Easy rise winder staircase to:

**LANDING** which in turn gives access to:

**LIVING ROOM (FORMERLY BEDROOM)** 4.42m x 4.14m (14'6" x 13'7")

With two windows overlooking the high street. Heatstore convector wall mounted radiator. Eight power points. Television point.

**BEDROOM ONE** 3.66m maximum x 3.35m (12'0" x 11'0")

Plus two built in wardrobes either side of the blocked off fireplace. Heatstore convector wall mounted radiator. Six power points. Pedestal wash hand basin.

**BEDROOM TWO** 3.76m x 2.625m minimum (12'4" x 8'7")

Plus an alcove one side of the blocked off fireplace and a wardrobe on the other side. Pedestal wash hand basin. Heatstore convector wall mounted radiator.

**BATHROOM** 2.54m maximum x 2.49m minimum (8'4" x 8'2").

Walls are partially panelled with Respatex panelling and there is a wood effect vinylay floor. Fittings include a low level w.c. Invalid walk in panelled bath. Pedestal wash hand basin with illuminated mirror over. Heatstore convector wall mounted radiator.

#### Outside

There is a yard which has a built in store for refuse disposal and a pedestrian gate to Garrison Lane.

#### **FURNITURE, FIXTURES & FITTINGS**

All fixtures, fittings and goodwill as seen are included in the sale price. Stock at valuation.

#### **SERVICES**

Mains water, electricity and drainage are connected.

#### **ASSESSMENTS**

For the purposes of Council Property Tax, Aurelia is designated in Band 'C' in the Valuation List, producing a charge of £1,495.58 for the year 2022/2023.

Mumford's Newsagent is assessed to a commercial rateable value of £17,000 for the year 2022/23.

Metered water & sewerage are provided by South West Water.

**TENURE**

We understand the property is owned freehold.

**LOCAL AUTHORITY**

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

**VIEWING**

Strictly by arrangement with the Joint Sole Agents:

SIBLEYS ISLAND HOMES, Porthcressa, St Marys TR21 0JX. Tel: 01720 422431.

ISLAND PROPERTIES, Seaview Moorings, Strand, St Marys TR21 0PT. Tel: 01720 422327.









### 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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