



Type: **Business Property**

Location: **St. Marys**

Price: **£235,000**

Bedrooms: **0**

AN ATTRACTIVE GRANITE PROPERTY, SITUATED IN A BUSY RETAIL PITCH, ARRANGED AS A SHOP / GALLERY ON THE GROUND FLOOR WITH SELF-CONTAINED FIRST FLOOR ACCOMMODATION SUITABLE FOR CONVERSION INTO STAFF / HOLIDAY ACCOMMODATION, SUBJECT TO THE NECESSARY CONSENTS.

The property has for many years been operating as an art gallery, although would be equally suitable for other retail or professional office uses. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

An end-of-terrace granite building, situated on Silver Street and adjoining the Foredeck boutique. Other nearby occupiers include Hugh Street Café, The IOS Store, Tamarisk Gallery and Mumford's newsagents.

The South-facing gallery has an attractive elevation to Silver Street in local granite, with modern double-glazed display windows (installed 2021), with Dutch blinds over.

The self-contained first floor accommodation is accessed via a shared courtyard at the rear of the building. Currently used as storage in connection with the gallery business, it has clear potential for conversion into compact residential accommodation, subject to the necessary consents.

ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Chartered Surveyors and should be checked by prospective lessees.

RETAIL AREA: 7.10m width x 4.70m max depth, 3.50m min depth.
Retail Area approximately 29 sq m

FIRST FLOOR: 7.12m x 4.72m mx, 3.4pm min. Total Area approx 31 sq m

The gallery has two generous display windows, each 1.50m wide, arranged around a recessed central doorway with further display windows to the reveals.

The gallery is well-presented internally, having ceramic tiled floor, exposed ceiling beams and ample LED accent lighting.

A cupboard at the rear of the shop could provide an internal wc if required, as the water / sewerage connections are located within the cupboard space.

An arched gate at the right-hand side of the building opens into a courtyard shared with the flats to the rear. An external timber staircase rises to a decked terrace and into the first-floor accommodation.

The space is currently used in connection with the owner's gallery business. It has a vaulted ceiling with exposed roof timbers, and two windows to Silver Street. WC and pedestal basin.

SERVICES

We understand that mains electricity, water, sewerage 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: 0300 123 4105.

The property is assessed for Business Rates as follows:

Reference: 4021000180815

Description: Shop & Premises

Rateable Value: £8,700

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC

TOWN PLANNING

The vendor has made enquiries of the Local Planning Authority regarding conversion of the self-contained first floor into residential accommodation. We understand it cannot be converted into permanent living space because the floor area is below the minimum space standard of 37 sq m. However, subject to the necessary consents it could be used as

temporary / seasonal accommodation such as staff accommodation or holiday letting. Prospective interested parties are advised to contact the Planning Department of the Isles of Scilly Council for more information.

TENURE

Freehold.

VIEWING

Strictly by arrangement with the Sole Agents, SIBLEYS CHARTERED SURVEYORS, 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;
- (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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