



Type: **Business Property**

Location: **St. Marys**

Price: **£10,000**

Bedrooms: **0**

ATTRACTIVE LOCK-UP SHOP PREMISES, SITUATED IN A BUSY RETAIL PITCH, OFFERING BRIGHT DOUBLE-FRONTED RETAIL / GALLERY SPACE.

The property operated for many years as an art gallery, although would be equally suitable for other retail or professional office uses.

LEASE: New 6-year lease on an internal repairing and insuring basis

GUIDE RENTAL: £10,000 PER ANNUM

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Comprising the ground floor of 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.

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

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

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 will be renovated prior to letting, with new painted plasterboard walls & ceilings and ceramic tiled floor.

SERVICES

We understand that mains electricity and telecom are connected to the property. Electricity will be supplied via a sub-meter from the upper floor and charged quarterly.

LOCAL AUTHORITY

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

The property, including the separately accessed first-floor accommodation, is currently assessed for Business Rates as follows:

Reference: 4021000180815

Description: Shop & Premises

Rateable Value: £8,700

The upper floor is excluded from the letting. The shop will therefore be re-assessed for Business Rates following separation of the upper floor.

The premises should, in principle, qualify for Small Business Rates Relief.

ENERGY PERFORMANCE CERTIFICATE

The gallery is rated Band "C" (53). A copy can be obtained from the letting agents.

TENURE

The premises are offered on a new 6 year lease, at an initial rental of £10,000 per annum, on Internal Repairing and Insuring terms, subject to a single upward-only review after 3 years.

VIEWING

Strictly by arrangement with the Agents, SIBLEYS CHARTERED SURVEYORS, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.



Notes



Silver Street Gallery

Silver 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:

(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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