



'Seaview Moorings'
The Strand, St Mary's
Isles of Scilly. TR21 OPT

Tel: 01720 422327
Fax: 01720 422327
enquiries@scillyestateagents.com
www.scillyestateagents.com

RECEIVED
By Tom Anderton at 5:06 pm, Mar 24, 2021

19 March, 2021

Mrs. M. Sandford
5 Lower Strand
The Strand
St. Mary's
Isles of Scilly
TR21 OPS

Dear Marcia

Re: Seawaves Shop and Seawaves Maisonette, 5 Lower Strand, St. Mary's, Isles of Scilly

I understand that you have decided to make a planning application to the Local Authority for a change of use and that you wish me to provide you with a report detailing the efforts Island Properties have made on your behalf regarding the offering of Seawaves for sale.

I commenced marketing the property on the 10th August last year. On my recommendation the property was marketed in two separate ways i.e: 5 Lower Strand (being the shop only on the ground floor) and separately Seawaves maisonette. I have attached a copy of both sets of sales particulars.

The interest I have received for either property has unfortunately been sparse, this does not surprise me as, for some while, there has been very little interest in commercial property generally on St. Mary's.

I have attached a copy of the two file history sheets which detail the sales history of each property.

My overall conclusion is that the chances of a sale of the property with a mixed commercial / residential use is very slim and my same views are held as to the sale of the shop alone.

I await your further instructions.

[Redacted signature area]

A. D. J. DINGLEY



Partners
A.D.J. Dingley F.N.A.E.A. F.P.C.S.
D.J. Dingley

**Seawaves
5 Lower Strand
St. Mary's
Isles of Scilly
TR21 0PS**



**ISLAND
PROPERTIES**

Estate Agents and Valuers

'Seaview Moorings'
The Strand, St Mary's
Isles of Scilly. TR21 0PT

Tel: 01720 422327
Fax: 01720 422327
enquiries@scillyestateagents.com
www.scillyestateagents.com

This property, occupying a sought after location on The Strand with views across St. Mary's harbour offers the would be purchaser an interesting combination of uses.

On the ground floor is a vacant self contained shop unit (previously Cut Loose unisex hairdressers) whilst above on the first and second floors is a self contained two bedroom maisonette.

Six years ago the maisonette was totally refurbished including new kitchen, bathrooms, decor and electrical installation etc. and is now in immaculate order.

At present the maisonette is a holiday let and produces an excellent income whilst the ground floor is immediately available to many retail or commercial uses.

Subject to any existing holiday lets the property would make an ideal family home or alternatively, subject to planning consent, it may be possible to incorporate the ground floor shop into the living accommodation.



Partners
A.D.J.Dingley F.N.A.E.A. F.P.C.S.
D.J.Dingley

The well maintained accommodation includes all UPVC double glazed windows and under floor electric heating to both the first and second floors.

The accommodation comprises:

Approached from the street through a small vestibule

On the Ground Floor. A part glazed door leads into:

Shop and Ancillary Accommodation

Shop area 24'3" x an average 9'6" (see attached plan)

The shop, formerly a unisex hairdressers, has been well maintained and decorated and is fitted out with eighteen power points. Three ceiling light strips, one of a single spot in the window area and two others with three spot lamps each. Three recessed ceiling spot lamps. Plumbing for two waste water outlets. Simulated wood floor.

A window looks out onto the street and there are built in cupboards at either end of the shop, the front one under the shallow bay window for storage and the rear one housing the water stop tap.

A 4'6" wide access leads directly into:

Store Room / Utility Room 11'2" x 6'0" There is a curtained off recess (under stairs) with shelf which houses the consumer unit and main fuse boxes.

A door leads into:

W.C. / Wash Room 6'0" x 5'0" Having a melamine flyover working surface alongside a boxed in wash hand basin. Low level w.c. Five power points. Electric ventilation. Auxiliary fuse box.



From the vestibule a UPVC door leads directly to the bottom of the staircase leading to:

Seawaves Maisonette

A built in cupboard on the staircase houses the consumer unit and meters.

Lounge / Dining Room 13'3" x 11'5" average. Harbour views from the front window. Wood strip floor of limed oak. Twelve power points. Wall mounted thermostat for the under floor heating.

A direct access leads into the :

Kitchen 12'0" x 6'0" average Comprehensively fitted and having a black flecked ceramic floor and part tiled walls in white tiles. The units are white with sculptured doors and chrome furniture, the floor cabinets are surmounted by a black granite effect melamine working surface and there are numerous matching wall cabinets. Fittings include a Samsung four ring ceramic hob and Samsung built in oven with concealed cooker hood above. Other white goods include integrated refrigerator, washing machine and dishwasher. Inset granite effect black sink unit. Fluorescent light. Ten power points.



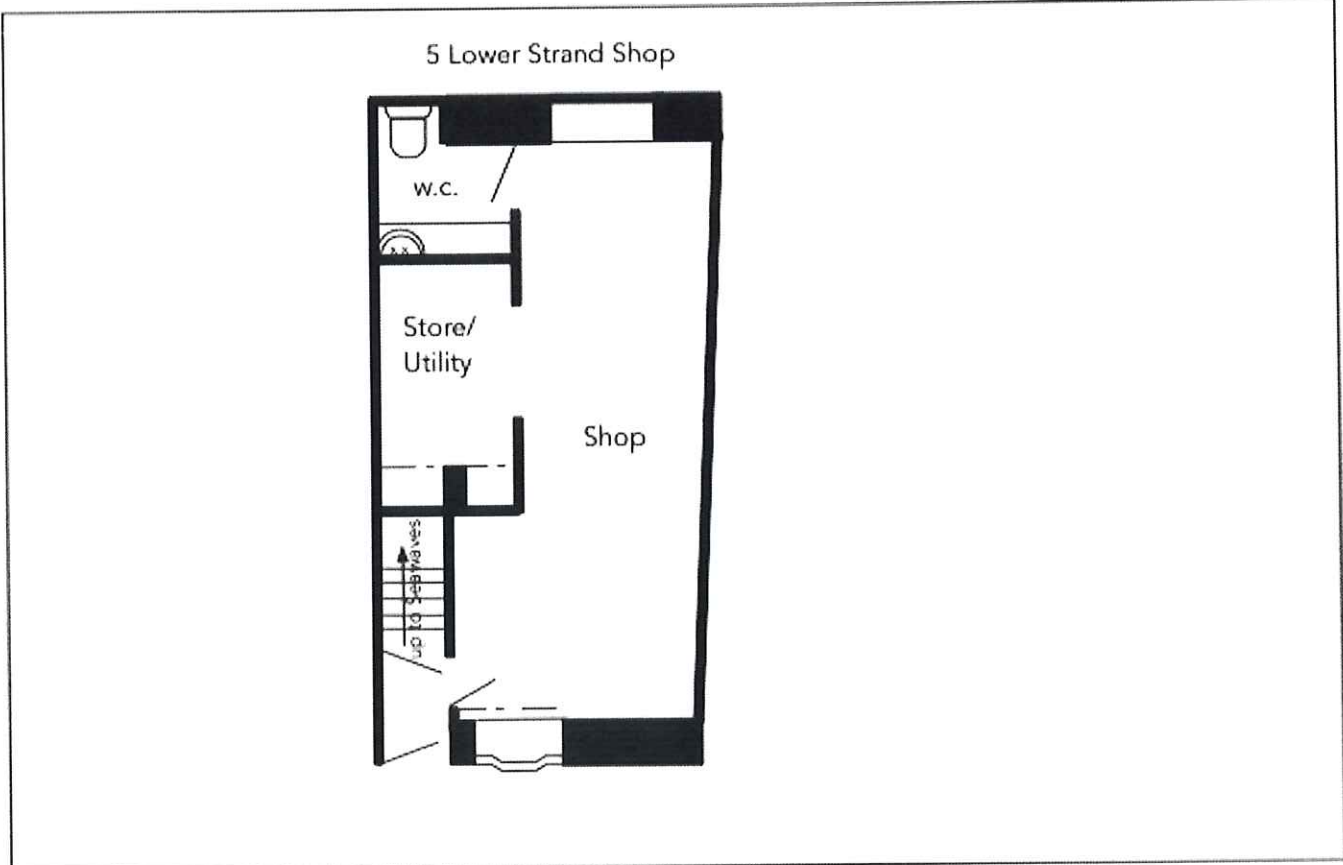
Bedroom 2 11'0" maximum x 10'0" maximum Built into the bedroom is a shower cubicle with glazed door and integrated shower, with thermostatic valves. A separate toilet fitted with low level w.c. with concealed cistern and corner wash hand basin having cabinet with integrated concealed spot light. There is also fitted bedroom furniture either side and above the double bed position. Six power points.



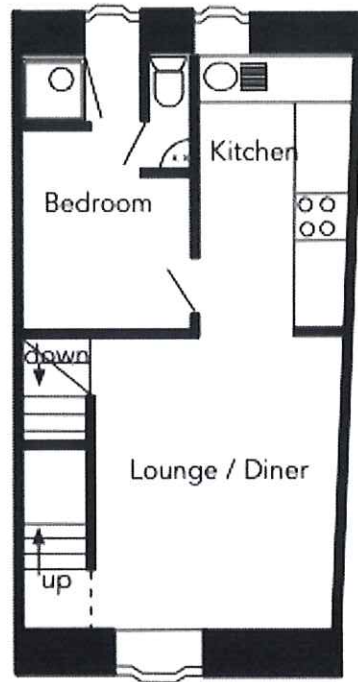
The staircase leads to the second floor

Bedroom 1 20'0" x 11'6" Again with fine views across St. Mary's harbour . Built in wardrobe with sliding mirrored doors. Two built in eaves cupboards - one of which houses the hot water tank with immersion heater linked to timer control. Twelve power points. Wall mounted thermostat controlling the under floor heating.

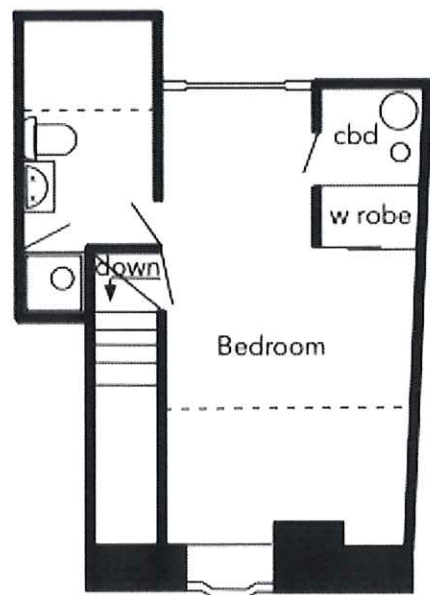
En- Suite Shower Room 9'6" x 5'8" Having a tiled effect floor and part Respatex panelled walls. Recessed shower cubicle with glazed door and built in shower unit with thermostatic valve together with a recessed spot lamp incorporating electric ventilation. Vanity basin set into cabinet and a low level w.c. with concealed cistern. Electric wall mounted towel rail. Fluorescent light incorporating a shaver socket.



Seawaves First Floor plan not to scale



Seawaves Second Floor plan not to scale



FURNISHINGS & FIXTURES AND FITTINGS: All furnishings, furniture and fittings as seen are included in the asking price

SERVICES: Mains water, electricity and drainage are connected.

ASSESSMENTS: The maisonette is assessed to a commercial rateable value of £3,600 for the year 2019-2020
The ground floor shop area is assessed to a commercial rateable value of £8,100 for the year 2019-2020

To the above charge will be added the sum of £358.50 water charge and £204.60 sewerage charge for 2019/2020

TENURE: Freehold

PRICE: £ 525,000 or nearest offer

**VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY
THROUGH THE ABOVE AGENTS.**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.