

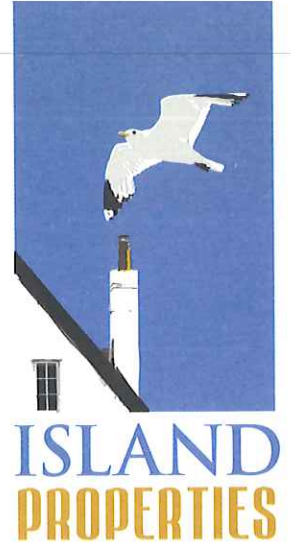
For Sale or To Let
Shop Formerly Trading as Cut Loose (Hairdressers)
5 Lower Strand
St. Mary's
Isles of Scilly
TR21 0PS



Situated on the fringe of the main shopping area of Hugh Town and therefore in an ideal retail trading position and with views across St. Mary's harbour.

Approached from the footpath by a part glazed door and small vestibule which shares an access with Seawaves maisonette above.

A separate pedestrian half glazed door leads into:



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

RECEIVED

By Tom Anderton at 5:07 pm, Mar 24, 2021



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

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.

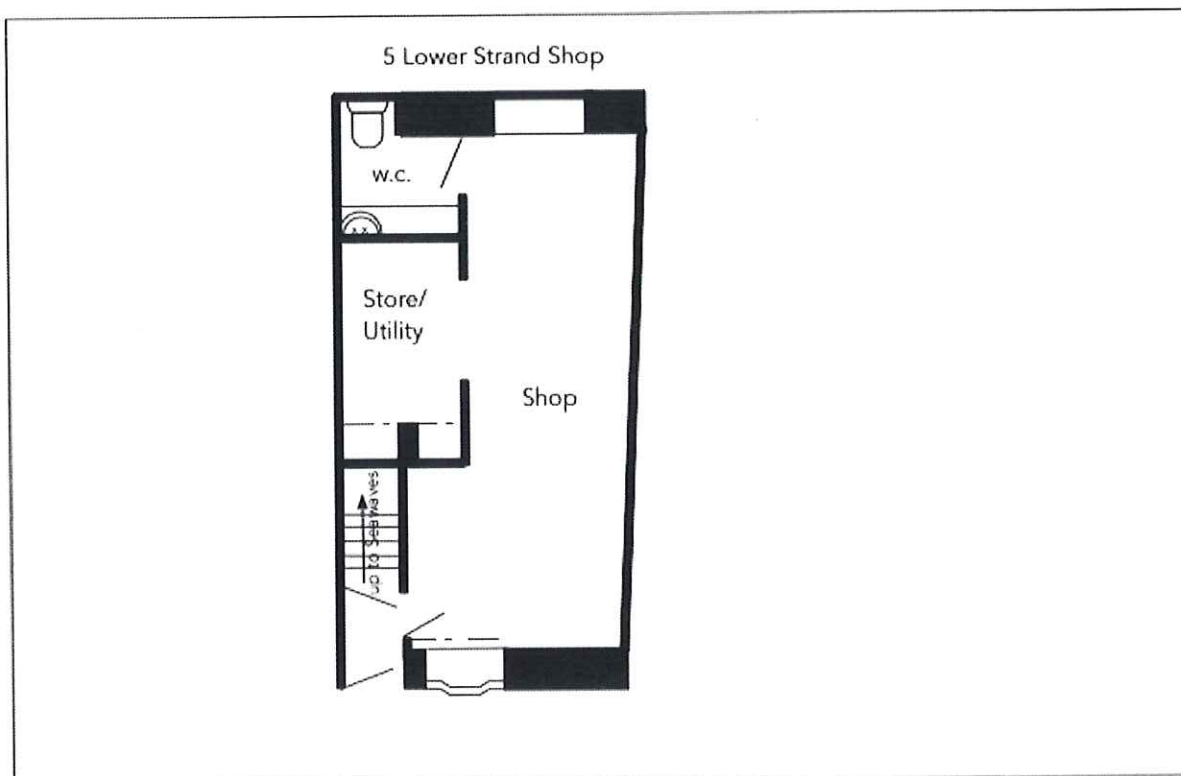
A 4'6" wide access leads directly into:

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.





SERVICES: Mains water, electricity and drainage are connected.

ASSESSMENTS: The property 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

A lease of circa five years may be considered at a commencing rental of £10,000 per annum with the tenant paying all outgoings.

PRICE: £ 120,000

**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.

Seawaves

5 Lower Strand Shop

