



To Let

Garrison Lane, St Mary's, Isles Of Scilly TR21 0JD

Summary

- Rare opportunity to secure a larger retail floor area in an exceptional island location
- New lease available
- Suit a wide range of potential retail uses
- Rental £25,000 per annum

CONTACT THE AGENT

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Truro Office

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TR1 2DP TR1 2DP

Guide rental £25,000 per annum

Location:

St Marys is the largest of the islands that form the Isles of Scilly, an archipelago lying to the south west of the Cornish mainland around 28 miles distant and reached by sea from Penzance and air from Lands End and Newquay airports. St Marys is a very popular holiday destination and the main commercial centre for the Islands. This property is situated in the heart of Hugh Town and there are a range of other retail units in the vicinity.

Description:

The property comprises a terraced building with an extensive ground floor retail shop and was most recently occupied as a lifestyle clothing store.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground floor retail sales	166.15	1,788
Ground floor stores	10.80	116
GF floor staff/ kitchen/office	23.90	257
Total GF Net Internal Area	200.8	2,162

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (87) - Ground floor

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £32,750, reference 4021000180610. Therefore making the approximate Rates Payable £16,342 per annum for 2022/23. From the 1st April 2023 a new rating list comes into effect which will see the approximate Rateable Value reduce to £28,000, making the Rates Payable £13,972 per annum for 2023/24.

Terms:

These premises are available by way of a new proportional full repairing and insuring lease of the ground floor with other terms to be agreed.

Guide rental £25,000 per annum. A lower base rental may be considered if an additional turnover based top-up can be negotiated and agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction unless agreed otherwise.

VAT:

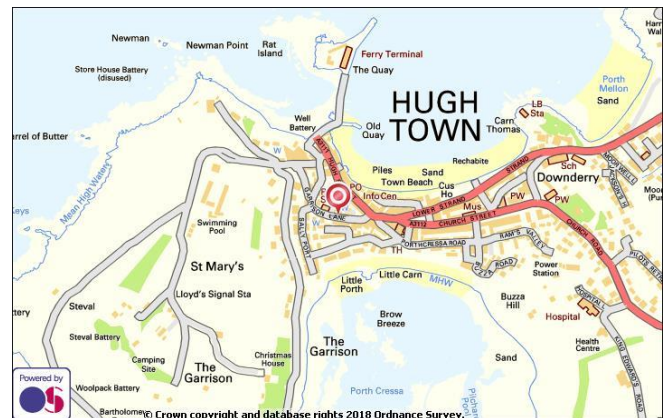
We are advised by our clients that VAT is not applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.lettingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and 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 accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.

