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IDYLLIC ISLAND STORES AND POST OFFICE

BRYHER, ISLES OF SCILLY, TR23 0PR

* *Fabulous island home with lucrative business*
* *Variety of trading lines plus Sub Post Office appointment*
* *Modern purpose-built property*
* *Spacious self-contained one bedroom apartment with gardens*
* *Monopoly position on Bryher trading to locals and holidaymakers*
* *T/O in excess of £400,000pa plus P.O. salary - overall excellent profit margins*

This rare opportunity offers the attractive combination of a lucrative retail business, with a variety of trading lines including a Sub Post Office, trade gardens/customer seating area, plus comfortable and spacious one bedroom owner's self-contained apartment with secluded rear gardens. The business is unopposed on the island of Bryher and the shop caters for not only year-round island residents, but also the many thousands of holidaymakers visiting each year, many of whom come to stay on the island's campsite.

The Isles of Scilly are situated approximately 28 miles south-west of Land's End and consist of five inhabited islands. St Mary's, the largest island, has a total resident population in excess of 1,700 persons. The remaining off-islands (St Agnes, St Martin's, Tresco, and Bryher) bring the total resident population to approx. 2100. Surrounding these main islands are literally hundreds of other islets. The climate and temperature of Scilly is remarkably consistent throughout the year with only a 9°C variation between the average of the hottest and coldest months. The climate has in fact been described as subtropical with an excellent sunshine record. This mild climate allows Scilly to enjoy a 32 week peak holiday season, being nearly double that of anywhere else on the South West mainland. The wealth of the islands is generated mainly from tourism but also from the ancient flower and bulb farms which have historically made Scilly famous.

Access to the island is either by passenger ship on the Scillonian III ferry from Penzance (usually a 2¾ hour crossing) or by plane/helicopter from Exeter, Land's End or Newquay airports. The main island of St. Mary's is approx. a 20 minute boat trip from Bryher and has the main airport, golf course, excellent education, recreational and hospital facilities. As St. Mary's has the greatest amount of accommodation for holidaymakers, launches deposit boatloads of tourists on Bryher and the other off-islands every day. The majority of supplies for businesses on the islands are easily obtainable; where not sourced from local producers on the islands, goods are shipped from Penzance via a freight handler to St Mary's and then on to the off-islands.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and, whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars Are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection, or otherwise, as to the correct ness of these statements. The vendors or lessors do not make or give Huntley & Partners, nor any person in their employment, any authority to make or give and representation or warranty whatsoever in relation to this property.

RICS

For those who know and love the islands, many find Bryher their favourite. It seems to have an even more magical tranquil and enchanting atmosphere than any of the other islands. In fact the island is often promoted to tourists by inviting them to explore "the difference of Bryher" and indeed it remains probably the most unspoilt, natural and contrasting of all the islands. The subject property is located in the central area of the island, convenient for the quays and the main settlement. The property is in an elevated position and enjoys fantastic views over the surrounding marine environment and neighbouring islands. The building is of modern purpose-built single storey construction, to a high standard.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

MAIN SHOP [64sqm (689sqft) overall] Approached via double entrance doors from the front garden area across veranda into the main open-plan shop with a large range of wood display wall shelving, central gondola display units, 2 air-conditioning units, 4 display front cold cabinets, ice-cream conservators, display front delicatessen counter, tile effect floor, Post Office desk, various specialist displays including fruit and veg, bakery, off-licence, stationery and toys/beach goods, main service counter with cash till and LED lighting.

POST OFFICE/SORTING OFFICE AREA [3.95sqm (42.5sqft)] With access from the shop and door to rear garden.

PREPARATION KITCHENS With range of catering equipment including stainless steel worktops, Blue Steel twin turbo fan ovens, stainless steel washbasin, stainless steel sink unit, dough mixers, storage shelving etc., strip lighting and extractor fan.

MAIN STOCKROOM [28.9sqm (311.1sqft)] With double door main access to front delivery hardstanding, full range of shelving units, 4 various deep freeze chests, 3 upright fridge freezers.

PRIVATE APARTMENT

With external side access from the garden and gravel driveway plus internal access through the retail area comprising:

HALLWAY With store cupboard containing hot water tank.

BATHROOM With panel bath and shower, washbasin and WC.

BEDROOM [12.3sqm (132.4sqft)].

LIVING ROOM [22.5sqm (242.2sqft)] Comprising lounge, dining and kitchen areas, all open-plan with range of modern wall and base units to the kitchen, slate effect tiled floor, stainless steel sink unit, double doors out to rear garden.

OUTSIDE To the front of the property directly off the island road is an attractive lawned patio garden area with separate driveway and car hardstanding into the main stockroom. The grassed area to the front has picnic style tables and chairs for customers, with an attractive timber veranda running the full width of the building and leading into the double entrance doors of the shop. To either side of the property are footpaths/storage areas. To the rear is a good-sized grassed private garden with views over the island towards Tresco, which has a timber frame office/summer house building and additional general storage shed. This rear garden area is ideal for BBQs etc.

SERVICES We understand that mains water, electricity and private drainage are available to the property.

THE BUSINESS

TRADE is that of a **LUCRATIVE CONVENIENCE STORE AND SUB POST OFFICE** situated in an idyllic and totally unspoiled island location.

Peak trading periods are from early April until the end of October, with July and August being the busiest period. The Isles of Scilly are renowned for having a far longer main trading season for virtually all businesses than that of the mainland due to the equable climate and activities and interests available.

Our clients have owned and operated this business since January 2019 but their personal circumstances have changed and they now need to move back to the mainland to be closer to family.

The business is **CURRENTLY RUN** by a husband and wife proprietorship team with a number of part-time staff, plus in the peak season an additional two full-time employees. The staff are either residents of Bryher, or seasonal students/casual workers.

The business remains open all year round although opening hours vary. During the peak season from April to the end of October, the shop is open six days a week, Monday to Saturday.

The Post Office section is contracted to provide services to the island for approx. 15 hours a week.

TRADING LINES are varied necessarily to suit the needs of the resident islanders and the huge influx of tourists staying in self-catering accommodation and the island's famous campsite. These lines include all types of grocery produce, fruit and veg, deli goods, bread, fresh pasties and pastries, weekly pizzas, off-licence section, greeting cards and stationery, toys and beach goods etc.

The business operates a busy website where customers can order direct online for deliveries on the island – www.bryhershop.co.uk. This also offers a wealth of interesting and useful general information about the island, its beaches and places of interest.

The business is **WELL ESTABLISHED** and enjoys a consistent and regular year round custom, albeit with fluctuations for seasonal trade.

Full trading figures can be made available to serious prospective buyers once they have actually inspected the premises. However, for general guidance purposes, our clients advise that Turnover for the last 3-4 years has averaged approx. £420,000 per annum, with a Gross Profit Margin of 31% and a Reconstituted Net Profit in the region of £55,000pa. In addition to these general business figures, there is the Post Office salary in return for the appointment as Sub Postmaster which amounts to approx. £10,000 per annum. This appointment is purely a counter role, with a separate individual employed and paid direct by the Post Office who carries out collections of post at Bryher Quay, sorting and deliveries. This therefore increases the theoretical RNP to around £65,000 per annum.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £25,000.

TENURE We understand that the premises are held on a lease granted by the Duchy of Cornwall originally for a term of 20 years from 2011 at a current rental of £906 per calendar month and that the Duchy have indicated their willingness to renew at the end of this term for a further similar period. Our clients have also advised us that the garden area to the rear is currently held on a separate lease agreement from the Duchy at a rental of £140 per annum. It has been stated that this area will be added into the overall new lease when drawn up at the end of the current term.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

Price : Leasehold : £160,000 SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

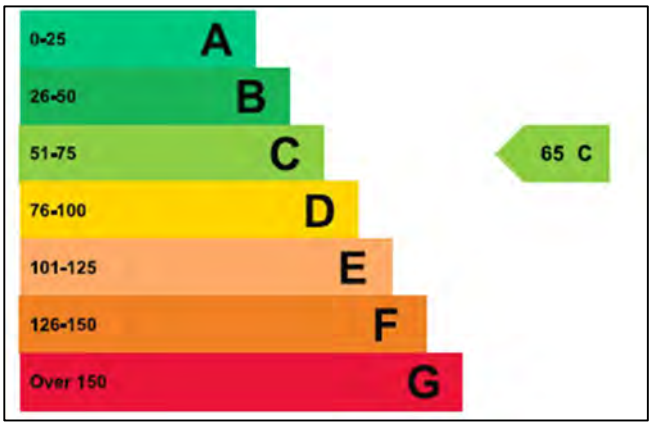
VIEWING Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

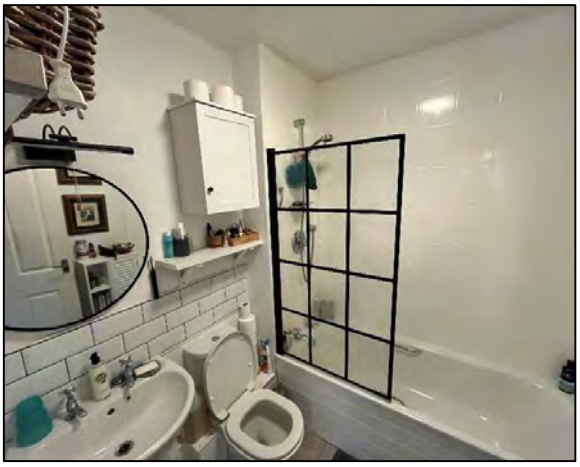
PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

LOCATION MAP

ENERGY PERFORMANCE CERTIFICATE



PHOTOGRAPHS

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