

11 August, 2021

Mrs. M. Sandford
5 Lower Strand
The Strand
St. Mary's
Isles of Scilly
TR21 0PS

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

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

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.

Regards,

(
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

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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

Energy Performance Certificate



5, Lower Strand, St. Mary's, ISLES OF SCILLY, TR21 0PS

Dwelling type: Top-floor flat
 Date of assessment: 29 July 2020
 Date of certificate: 04 September 2020
 Reference number: 8209-7318-5222-9526-6303
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 56 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,724
Over 3 years you could save	£ 1,302

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 162 over 3 years	
Heating	£ 1,689 over 3 years	£ 843 over 3 years	
Hot Water	£ 888 over 3 years	£ 417 over 3 years	
Totals	£ 2,724	£ 1,422	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
52	75

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 159
2 High heat retention storage heaters	£1,200 - £1,800	£ 1,059
3 Heat recovery system for mixer showers	£585 - £725	£ 8 *

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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.



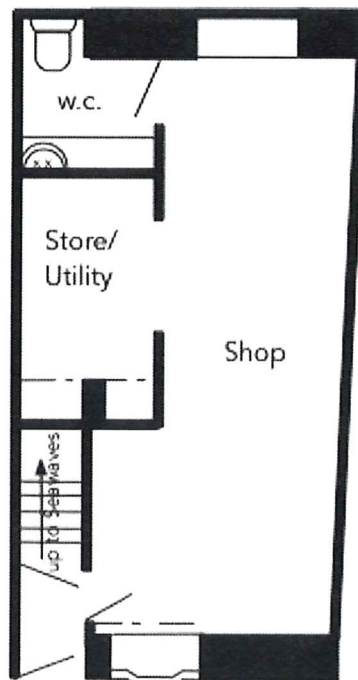
The staircase leads to the second floor

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.

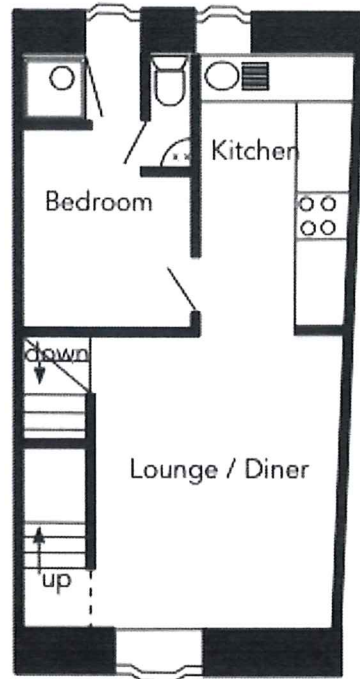
En- Suite Shower Room 9'6" x 5'8" Having a tiled effect floor and part Respatex panelled walls. Recessed shower cubicle with glazed door and built in shower unit with thermostatic valve together with a recessed spot lamp incorporating electric ventilation. Vanity basin set into cabinet and a low level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



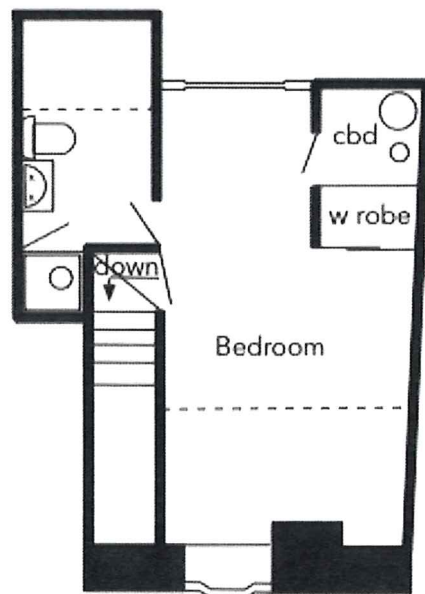
5 Lower Strand Shop



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.

Seawaves

18/08/2020	Telephone call from a [REDACTED] who wants to incorporate Seawaves shop into the maisonette but is not prepared to make an offer and to take the risk on planning.
17/08/2020	EPC completed - [REDACTED]
07/09/2020	[REDACTED] views on behalf of a contact from [REDACTED]
15/10/2020	Advised [REDACTED] to contact Council re [REDACTED] liability to business rates
06/11/2020	[REDACTED] interested in the shop as a restaurant - telephoned [REDACTED] who is going to contact them over the weekend before they go home on Monday re planning.
13/011/2020	[REDACTED] find out that they have now diverted their interest to Bordeaux as it is much larger.
03/05/2021	[REDACTED] viewed the shop and the maisonette - seems very interested. Had a house in [REDACTED]
25/06/2021	Telephone message enquiry from [REDACTED] Wanted sales particulars.
26/06/2021	Email enquiry from a [REDACTED] would be interested in purchasing the whole as they would like a shop with accommodation. TD replies and at the same time [REDACTED] says that if he completes the purchase after the last holiday booking then [REDACTED] should have [REDACTED] and be able to purchase the whole lot without a mortgage. I have told [REDACTED] that he should take accountant advice re the split of the price and stamp duty. [REDACTED] awaiting [REDACTED] reply - [REDACTED] says she will think about what she will accept
27/06/2021	Email from [REDACTED] to say they cannot go any higher than £500,000 [REDACTED] happy at £500,000 providing he can contract and complete by the end of October [REDACTED] - a deal agreed
28/06/2021	Email sent to [REDACTED] - copied [REDACTED] Confirmed the deal of £500,000 asked for details to instruct Solicitor. Email to [REDACTED] asking for [REDACTED] details and Solicitors
08/07/2021	Enquiry from a [REDACTED] TD telephoned back - found he wished to convert the shop into another residential unit - explained the position to him.

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:



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Energy Performance Certificate

Non-Domestic Building



HM Government

5, Lower Strand
St. Mary's
ISLES OF SCILLY
TR21 0PS

Certificate Reference Number:
2566-3093-0101-0200-1921

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

39

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	28
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	53.62
Primary energy use (kWh/m ² per year):	317.16

Benchmarks

Buildings similar to this one could have ratings as follows:

23

If newly built

68

If typical of the existing stock

Shop and Ancillary Accommodation

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

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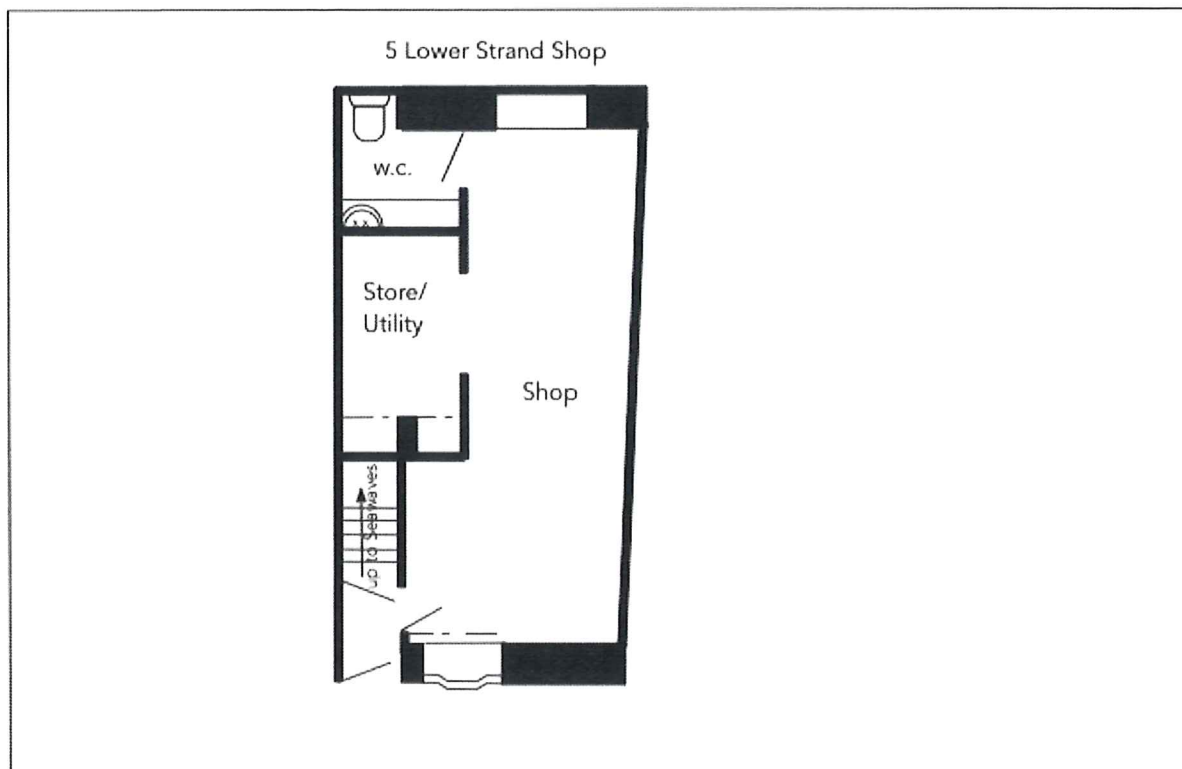
A 4'6" wide access leads directly into:

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:

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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

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5 Lower Strand Shop

[illegible]

5 Lower Strand Shop

15/08/2020	Viewed by [REDACTED] on behalf of the [REDACTED] Not considered large enough .
19/08/2020	Telephone enquiry from an [REDACTED] asking if it can be used as a flat . [REDACTED] TD left a message on [REDACTED] answerphone to say it is only a shop
03/09/2020	Telephone call from [REDACTED] - viewing 10.30
05/03/2021	[REDACTED] emails an enquiry - wants space for [REDACTED] cleaning business. Told [REDACTED] the rental. [REDACTED] requests to view [REDACTED]
06/03/2021	[REDACTED] has decided that the shop is too small for [REDACTED] purpose.
10/03/2021	[REDACTED] views - not interested
25/05/2021	Email enquiry from a [REDACTED] asking if you can live in it. [REDACTED] has previously been looking at flats. Told [REDACTED] no - [REDACTED] still asked about converting.
25/06/2021	Email enquiry from [REDACTED] - sent [REDACTED] sales details. [REDACTED] wants something fro a few days a week.
25/06/2021	Telephone message enquiry from a [REDACTED] Wanted sales particulars.
26/06/2021	Email enquiry from a [REDACTED] - looking to buy the whole building with the maisonette as a whole.
08/07/2021	Enquiry from a [REDACTED] TD telephoned back - found [REDACTED] wished to convert the shop into another residential unit - explained the position to [REDACTED]
17/07/2021	[REDACTED] viewed - with [REDACTED] who owns a flat at [REDACTED] Not big enough as [REDACTED] wanted the shop combined with sleeping accommodation for [REDACTED]