



**GUIDE PRICE £345,000**

33 LOWER GREEN ROAD, ST. HELENS, PO33 1TS

**Hose Rhodes Dickson Commercial**

01983 527727

commercial@hrdiw.co.uk

Hose  
Rhodes  
Dickson



Opportunity to purchase a corner unit with ground floor commercial and first floor residential.

## Location

Located in St Helens, a lovely village to the East of the Island with easy access to the larger village of Bembridge and the nearby towns of Ryde and Sandown.

St Helens offers amenities such as a convenience store, post office and doctors' surgery. Opposite the cafe is a large village green hosting various events throughout the spring and summer months.

## Description

Offered for sale is this well-presented corner property most recently traded as a cafe / delicatessen business situated in the heart of the village.

There is potential for 40 covers, with an extra 6 to the front of The Green, a deli area, bar area, customer WC's and a spacious commercial kitchen.

To the rear of the property is a store with a dry store, further walk-in freezer, wine cellar and staff area.

Externally the property offers a single garage plus off-road parking for one vehicle accessed via Newlands.

The ground floor restaurant area has undergone a stylish makeover, providing a clean and cosy atmosphere for customers.

Fixtures and fittings to the ground floor will be included in the sale. A full inventory can be provided upon request.

The first floor offers spacious two bedroom accommodation as follows:

Entrance Hall with stairs to first floor  
Kitchen/diner  
Living Room  
Bedroom 1 with views to Culver Down  
Bedroom 2 with views over St Helens Green  
Bathroom

The upper floors are currently let on an assured shorthold tenancy. Further details can be provided on request.

## Services

The property benefits from gas, electricity water and drainage.

## Terms

Our client is asking guide price £345,000 for the property to include, fixtures and fittings to the ground floor and the benefit of the tenancy to the first floor.

## Business Rates & Council Tax

The VOA shows a rateable value of £6,300, rates payable approximately £3,020 per annum without any applicable rates relief.

The flat is rated band B.

## Viewings

All viewings to be arranged via HRD Commercial. Please contact 01983 527727.

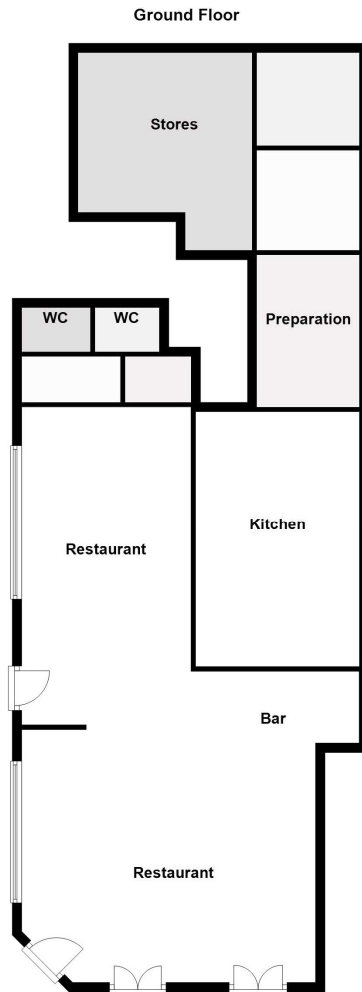
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This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

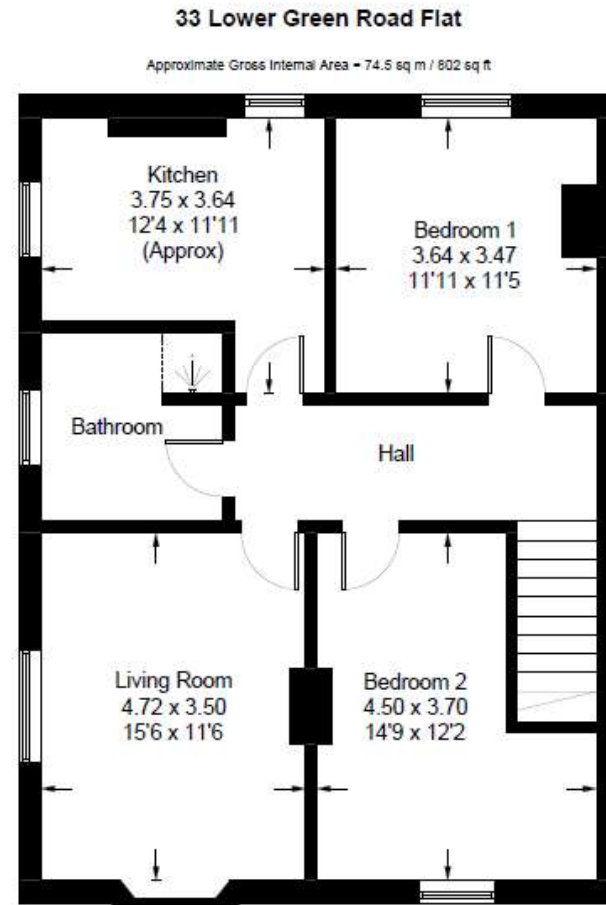


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To arrange a viewing call  
01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

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