



GUIDE PRICE £310,000

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 vacant ground floor commercial and first floor residential with a tenant currently in situ.

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 offering vacant possession on the ground floor with a two-bedroom apartment to the first floor.

Most recently traded as a cafe / delicatessen business, 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 has undergone a stylish makeover, providing a clean and cosy atmosphere.

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 £310,000 freehold to include 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 or commercial@hrdiw.co.uk

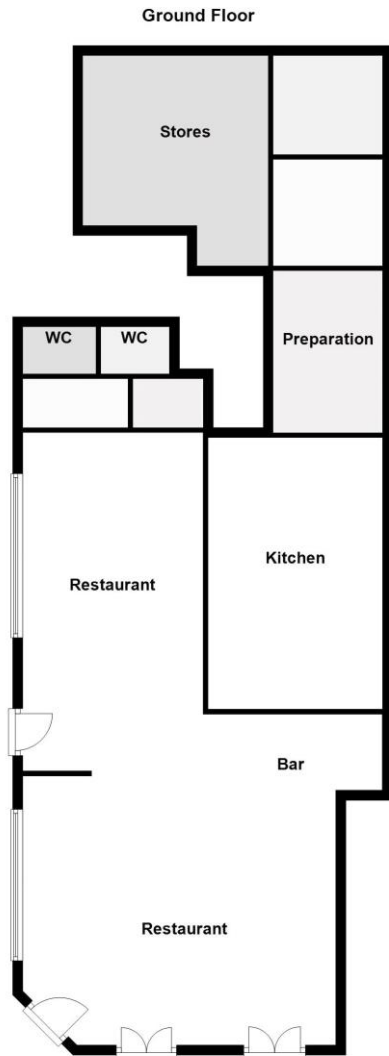
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This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

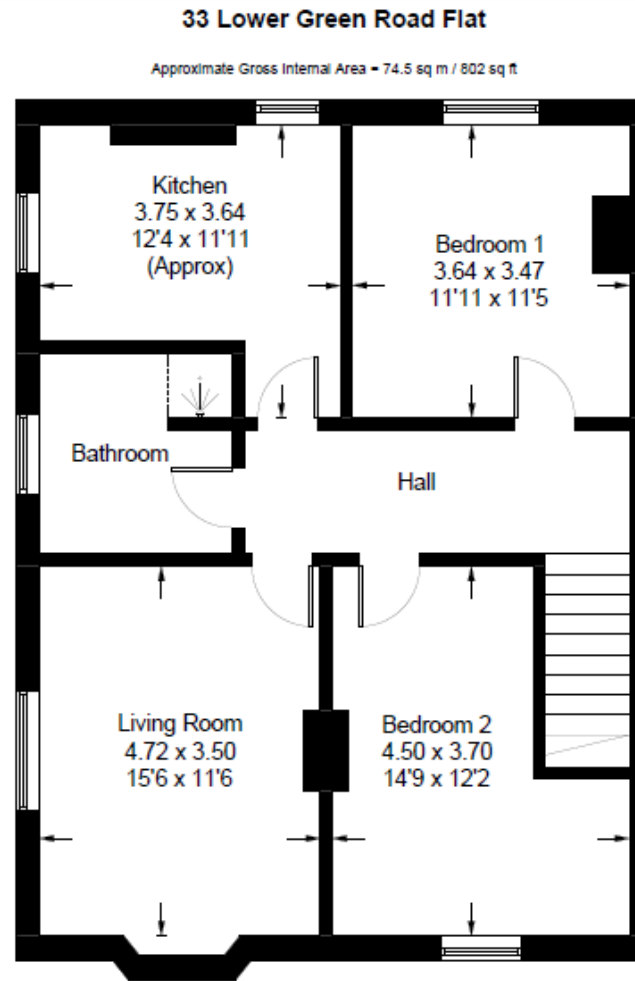


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To arrange a viewing call
 01983 527727 or email commercial@hrdiw.co.uk

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