



**GUIDE PRICE £24,950 FFGW + SAV**

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 well-known licensed business in a great location.

## 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 cafe / delicatessen business situated in the heart of the village.

Since the current owners acquired the business in 2019, they had traded as a restaurant. However, from the beginning of 2022 they decided to explore a different route and open as a cafe / deli which has proven extremely popular.

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. A single garage plus off-road parking for one vehicle is also included in the lease.

The whole premises has undergone a stylish makeover, providing a clean and cosy atmosphere for customers.

## The Business

The owners trade between the hours of 9am-4pm Wednesday to Sunday, with occasional pop-up nights and private parties throughout the year.

There is certainly potential for somebody to expand the business, explore another route, or use the building for something entirely different.

All fixtures and fittings will be included in the sale. A full inventory can be provided upon request.

Accounts can be shown once a viewing has been undertaken and a non-disclosure agreement has been signed.

## Services

The property benefits from gas, electricity water and drainage.

EPC: C

## Terms

Our client is asking guide price £24,950 for the business, fixtures, fittings and goodwill plus stock at valuation.

The business will benefit from a new lease upon completion with a rent of £12,000 per annum. Full terms to be negotiated.

The freehold of the property may also be available subject to separate negotiation.

## Business Rates

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

## Viewings

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

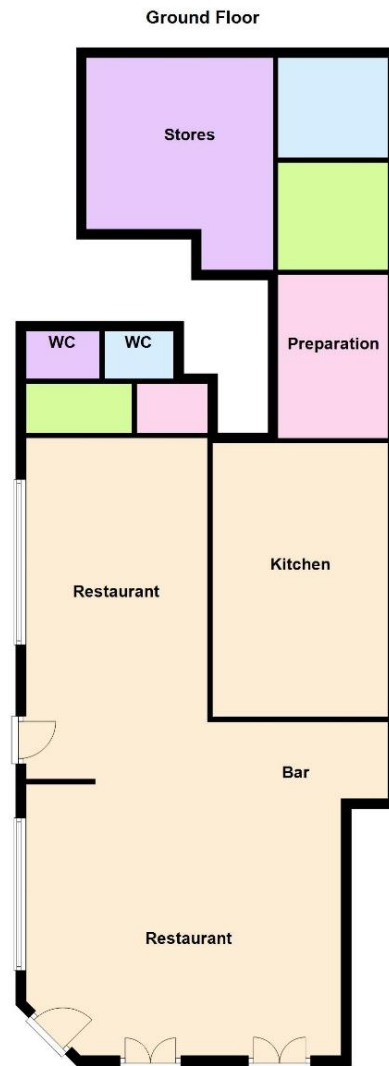
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This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.



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

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