



**GASCOIGNE
HALMAN**

230/230A CHESTER ROAD, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



230/230A CHESTER ROAD, HELSEBY, FRODSHAM

£230,000

A substantial mixed use commercial/residential opportunity occupying a prominent main road position in the popular and growing village Helsby.





There is great potential for the property to be used or adapted for a variety of possible commercial uses or to be converted to full residential use as it would make a lovely family home.

The property has a retail frontage and sales area plus staff welfare area and storage.

The spacious living accommodation has independent access to the rear and is arranged over two floors. The layout includes a good sized kitchen/dining room, a large lounge and ground floor bathroom. To the first floor are three good sized bedrooms, boxroom and an en-suite shower room.

There is a walled courtyard, parking space, substantial garage and a private rear garden with views to Helsby Hill.

It is likely that the new owners will be cash buyers or be able to secure commercial finance due to the nature of the property.

LOCATION

The property is situated in a central part of Helsby, a village with a growing housing stock and thriving community. There are a range of local facilities and popular schools. Helsby High School and Hillside Primary School are both within walking distance. Helsby enjoys the advantage of close proximity to open countryside with walking nearby on Helsby Hill and beyond whilst also being well placed for daily commuter access to many parts of the North West. There are excellent road links and access to the M56 motorway is just a few minutes away and Helsby Train Station is within a few minutes walk and offers regular direct services to Chester, Warrington, Liverpool and Manchester.

TENURE

The property is leasehold for the remainder of an initial 999 year terms from 25 March 1875. Ground rent is £10 per year.

COUNCIL TAX & BUSINESS RATES

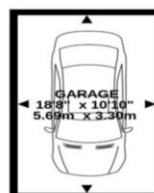
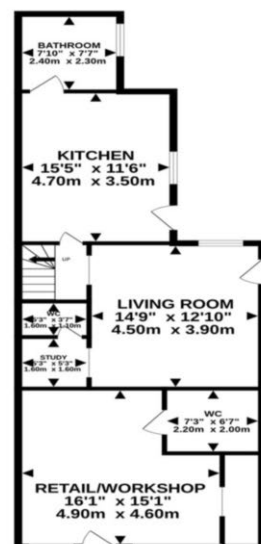
The retail element (230) currently has a business rate valuation of £5800.

The residential part (230a) has a council tax band of B.

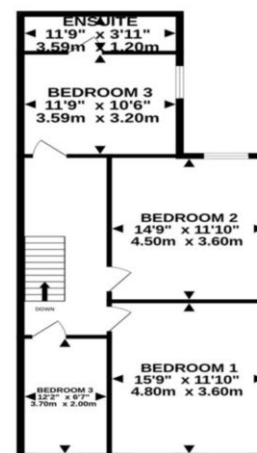
EPC RATING

Residential Element 230a Chester Road - Current D
Commercial Element - 230 Chester Road - Current C

GROUND FLOOR
995 sq. ft. (92.4 sq.m.) approx.



1ST FLOOR
730 sq. ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 1725 sq. ft. (160.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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