



**GASCOIGNE  
HALMAN**

BROOKSIDE SURGERY, KINGSLEY, A MIXED USE  
COMMERCIAL/RESIDENTIAL INVESTMENT OPPORTUNITY

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THE AREAS LEADING ESTATE AGENT





## **BROOKSIDE SURGERY, KINGSLEY, A MIXED USE COMMERCIAL/RESIDENTIAL INVESTMENT OPPORTUNITY**

**OIRO £300,000**

**This detached character property, formerly the local doctors surgery, is being offered for sale for the first time in many decades.**

The building is no longer suitable for use as a medical practice and is available as a mixed use residential/commercial opportunity. It also provides great potential for development to full residential use and, with investment and imagination, could be converted to create a lovely home.





## DESCRIPTION

The layout as currently configured offers accommodation over two floors with the surgery covering the majority of the ground floor with a first floor welfare/staff room. Adjacent to the surgery is a self contained cottage with living room/kitchen to the ground floor with bedroom and bathroom to the first. There is a small garden to the rear.

## LOCATION

Kingsley is a very popular rural village surrounded by open countryside and farmland and close to Delamere Forest. The village has a thriving community spirit with a busy community centre and a selection of local services including a village store and Post Office, two popular primary schools, dispensing chemist, Churches and a village pub. The property also lies within the catchment for Helsby High School. Frodsham and Northwich are both nearby offering a wide selection of shops. The road, rail and motorway networks allow daily commuter access to the regions commercial centres.

## BUSINESS RATE VALUATION AND COUNCIL TAX

Surgery: Business Rates Current £4100

Cottage: Council Tax Band B

## TENURE

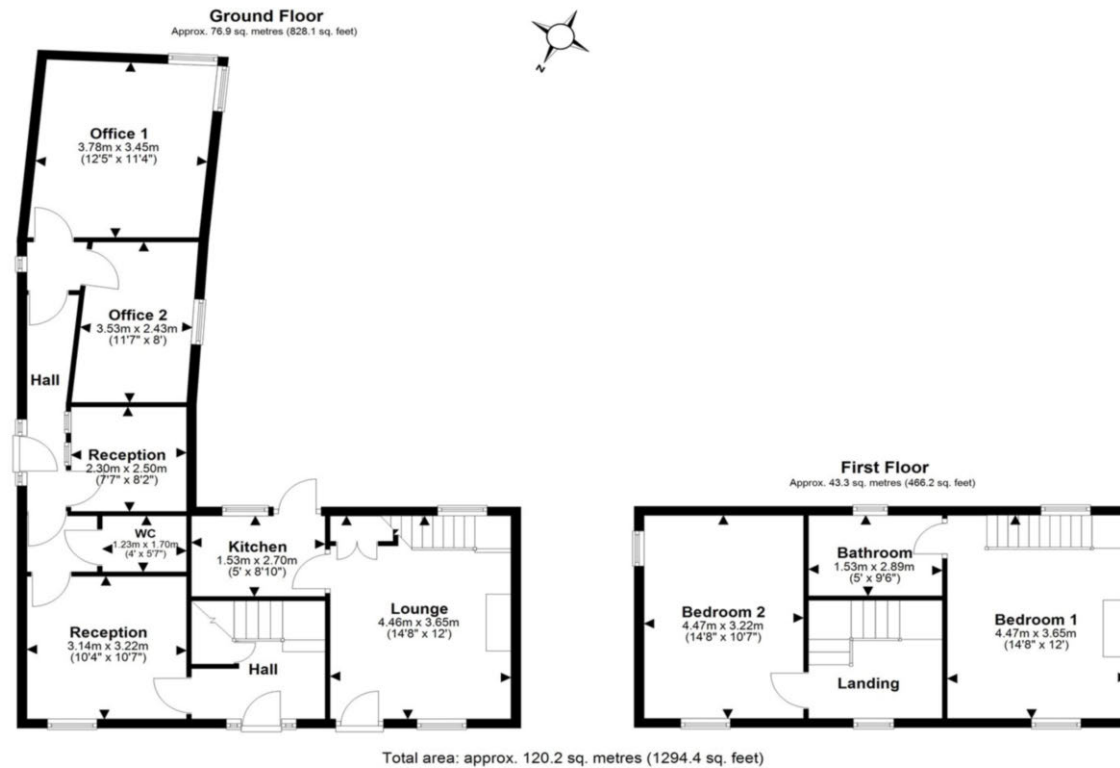
Freehold

## EPC RATING

Surgery Cottage: Current E

Surgery: Awaited





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