

# FOR SALE

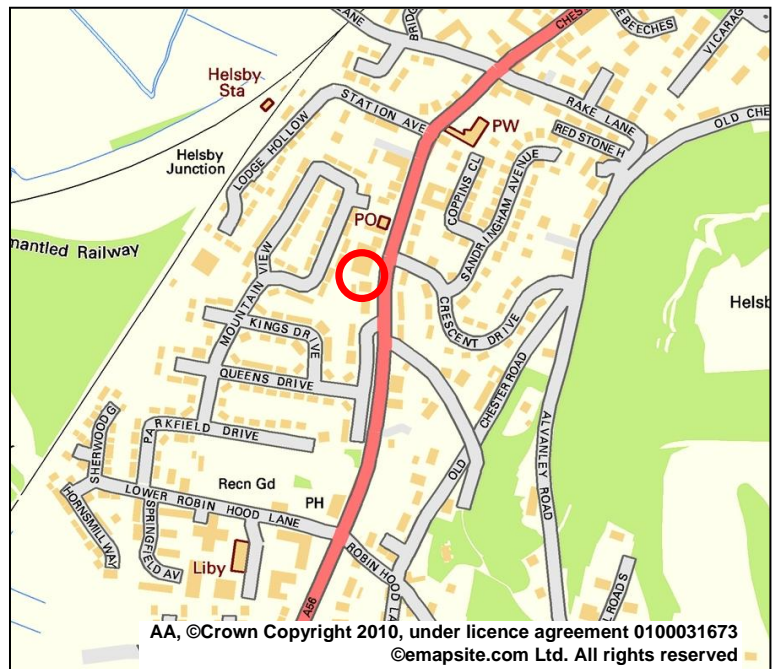
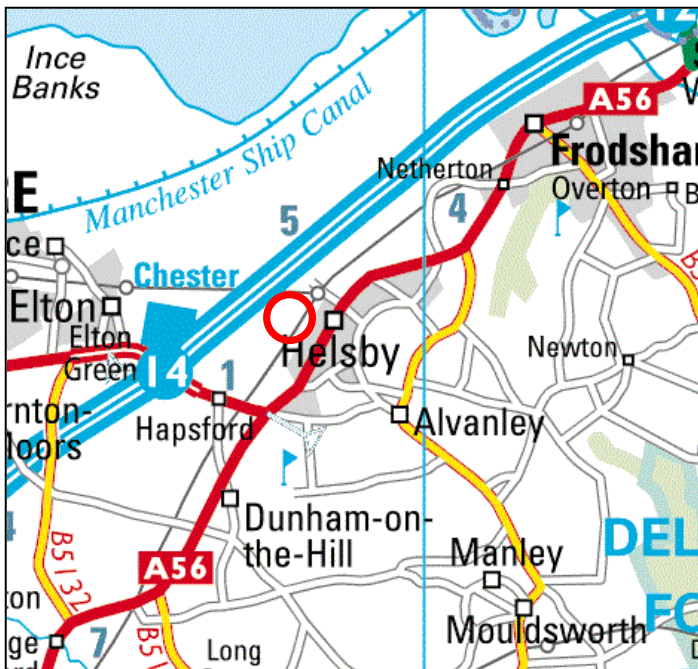
Detached freehold commercial premises with extensive rear car park in a prominent position fronting Chester Road (A56). Suitable for a variety of commercial uses subject to the necessary consents.

**951 sq ft (88.4 sq m)**



**245 Chester Road (A56)  
Helsby, WA6 0AQ**





### Location

The subject property occupies a very prominent and visible position fronting Chester Road (A56) which is the main road through Helsby and Frodsham. Chester Road comprises a mixture of residential and commercial uses including shops, cafes, restaurants, banks, offices etc.

The subject property is located within 5 minutes drive of junction 14 of the M56 motorway which provides access to Chester within approximately 8 miles and to Manchester within approximately 35 miles.

The location also benefits from good access to local bus services and Helsby Rail Station which provides immediate links to Chester, North Wales, Ellesmere Port, Warrington and Manchester.

The premises benefits from easy access to the surrounding local amenities including local shops and a Tesco store and café within a close distance.

### Description

The subject property comprises a detached single storey building of brick built construction incorporating a mixture of UPVC and timber double glazed window units under a pitched roof. Internally, the property is largely open plan in nature but has been previously partitioned to provide three separate areas. Additionally, there is a further private office, single WC and fitted kitchen. The property benefits from carpet tiles, florescent strip lighting, gas fired central heating system and a security alarm.

Externally, to the side and rear there is a surfaced car parking area beyond which is a further grassed area which could provide additional extensive private car

parking (subject to the necessary consents).

### Areas

The premises have been measured on a Net Internal Area basis in accordance with The Royal Institution of Chartered Surveyors Recommended Practice:

951 sq ft (88.4 sq m).

### Tenure

We are advised that the property is held freehold.

### Price

£175,000 (one hundred and seventy five thousand pounds) exclusive.

### VAT

All figures and prices quoted are exclusive of VAT.

### Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch :

Jonty Goodchild - Bolton Birch  
Tel: 01244 311681

Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)

**Subject to contract**

