



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£399,750

- Freehold investment
- Comprising lock-up shop & rear office
- Total income £25,500 plus VAT per annum
- Queens Road location

SHOP & REAR OFFICE, 72 QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9 5BS



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
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Location

Situated on Queens Road, which is the main commercial and shopping area of Buckhurst Hill. Queens Road comprises numerous boutiques, cafes and restaurants, as well as a variety of independent occupiers. Car parking facilities (pay and display) are available on the street and in the station car park. Buckhurst Hill Underground Station is on the Central Line and provides a regular service into Central London and out to Epping. Access to the motorway network is via the M11 at Loughton or the M25 at Waltham Abbey.

Description

Comprising a ground floor lock-up shop which is used by a beauty business, together with a separate self-contained office at the rear. On the first floor is a flat which is sold off on a long lease. The accommodation comprises the following approximate floor areas:

Front Retail Section: 467 sq ft (43.3 sq m)

Kitchenette: 28 sq ft (2.6 sq m)

Rear office: 355 sq ft (33 sq m)

Toilet facilities also included in both the shop and office.

All measurements quoted are approximate only.

Leases

72 Queens Road: let on a 5 year lease from February 2020. The passing rent is £15,000 plus VAT per annum. Terms have been agreed for a new 5 year lease to commence from February 2025 at a rent of £16,000 plus VAT per annum.

R/o 72 Queens Road: let on a 3 year lease from April 2024. The passing rent is £10,500 plus VAT per annum.

Terms

The freehold is available, subject to the existing leases, for £399,750 plus VAT.

Business Rates

Epping Forest District Council have informed us of the following:

72 Queens Road: 2023 Rateable Value: £15,250.

R/o 72 Queens Road: 2023 Rateable Value: £10,250.

Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.



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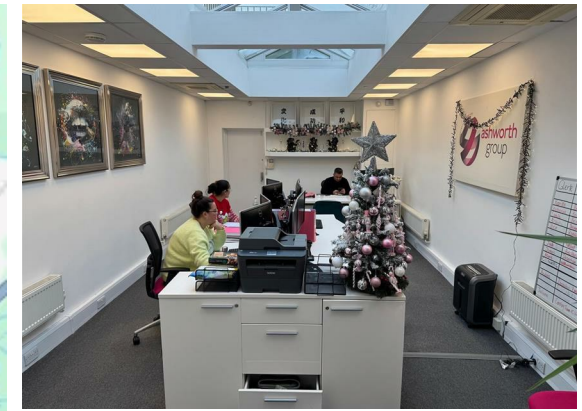
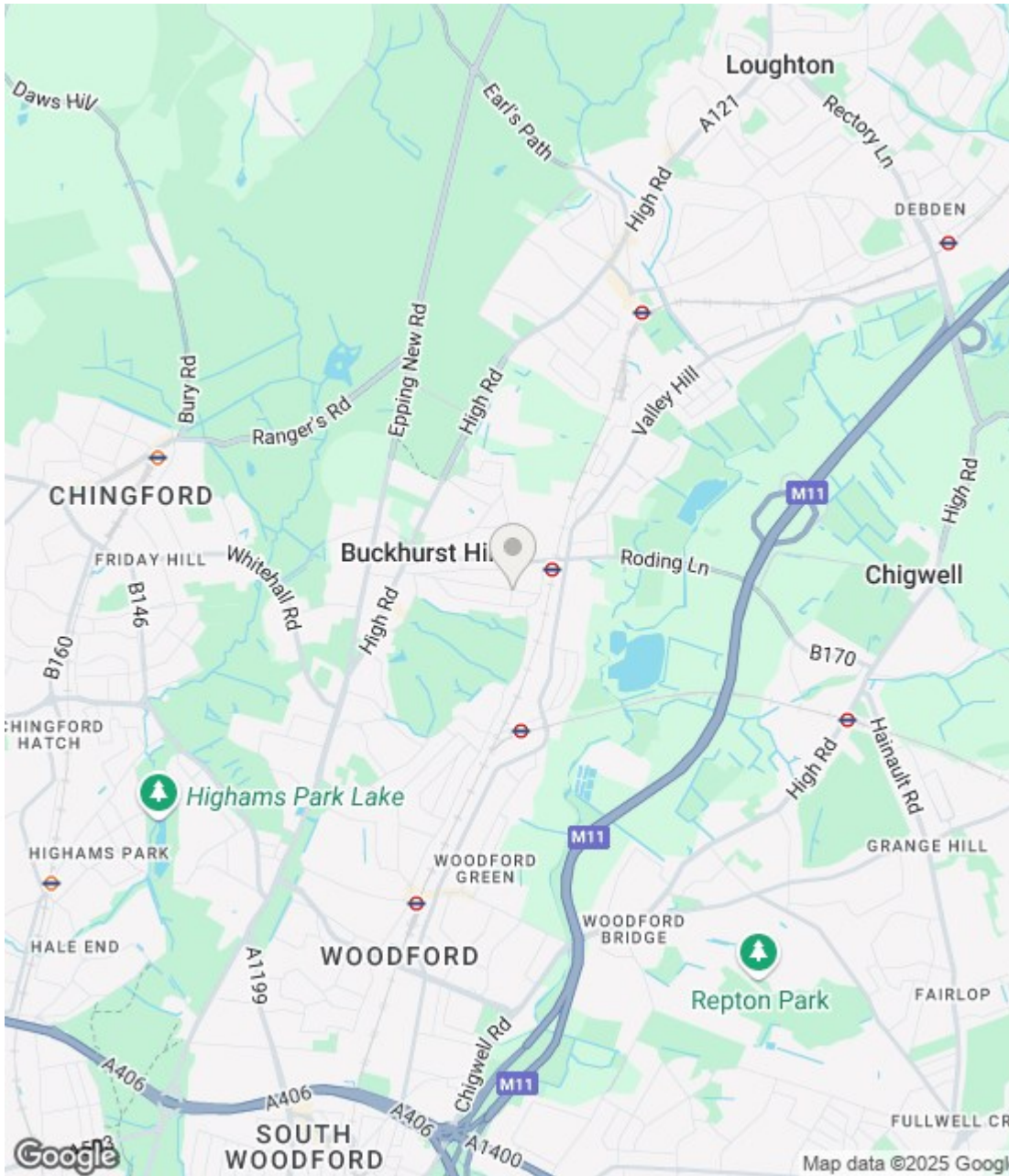
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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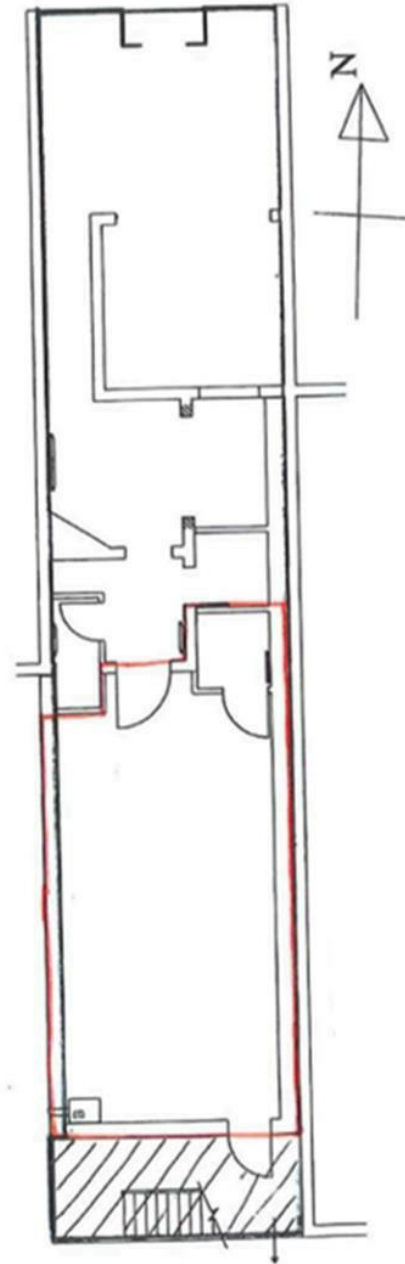
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