



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

OFFERS IN EXCESS OF
£1,100,000

- Freehold investment
- Comprising 2 shops, 5 offices & rear car park
- Queens Road location
- Development potential (STPP)
- Less than 0.2 miles from Buckhurst Hill Underground Station
- Current income £63,380 per annum (with 1 office currently vacant)

CHALLENGE HOUSE, 57-59 QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9 5BU



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

Challenge House comprises 2 ground floor retail units with self-contained office suites situated on the first floor. At the rear of the property is a car park which provides vehicular access to Back Lane as well as allocated parking for the tenants. The premises may be suitable for reconfiguration/redevelopment, subject to gaining the necessary consents. The accommodation comprises the following approximate floor areas:

Shop 57: 480 sq ft (44.6 sq m).

Shop 59: 849 sq ft (78.9 sq m).

Office 1/2: 236 sq ft (22 sq m).

Office 3: 104 sq ft (9.6 sq m).

Office 4: 118 sq ft (11 sq m).

Office 5: 118 sq ft (11 sq m).

Office 6/7: 325 sq ft (30.2 sq m).

Shop 57 and shop 59 each have toilet facilities included. Communal kitchen and toilet facilities are available on the first floor.

Tenancies

Shop 57: Let on a 12 year lease from November 2019, with a rent review due in November 2027. Current rent £16,000 per annum.

Shop 59: Let on a 12 year lease from September 2016, with a rent review due in September 2028. Current rent £22,000 per annum.

Office 1/2: Let on an annual agreement at £7,800 per annum.

Office 3: Let on an annual agreement at £4,080 per annum.

Office 4: Currently vacant but being marketed for £5,700 per annum.

Office 5: Let on an annual agreement at £4,800 per annum.

Office 6/7: Let on an annual agreement at £8,700 per annum.

Terms

The freehold is available, subject to the existing tenancy agreements, for offers in excess of £1,100,000.

Business Rates

Epping Forest District Council have informed us of the following 2023 Rateable Values:

57 Queens Road: £14,250.

59 Queens Road: £17,250.

Office 1/2: £5,800.

Office 3: £2,850.

Office 4: £3,000.

Office 5: £3,400.

Office 6/7: £8,000.

Viewings

The property is confidentially available so viewings are strictly through sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

This property has an Energy Performance Certificate Rating of D.

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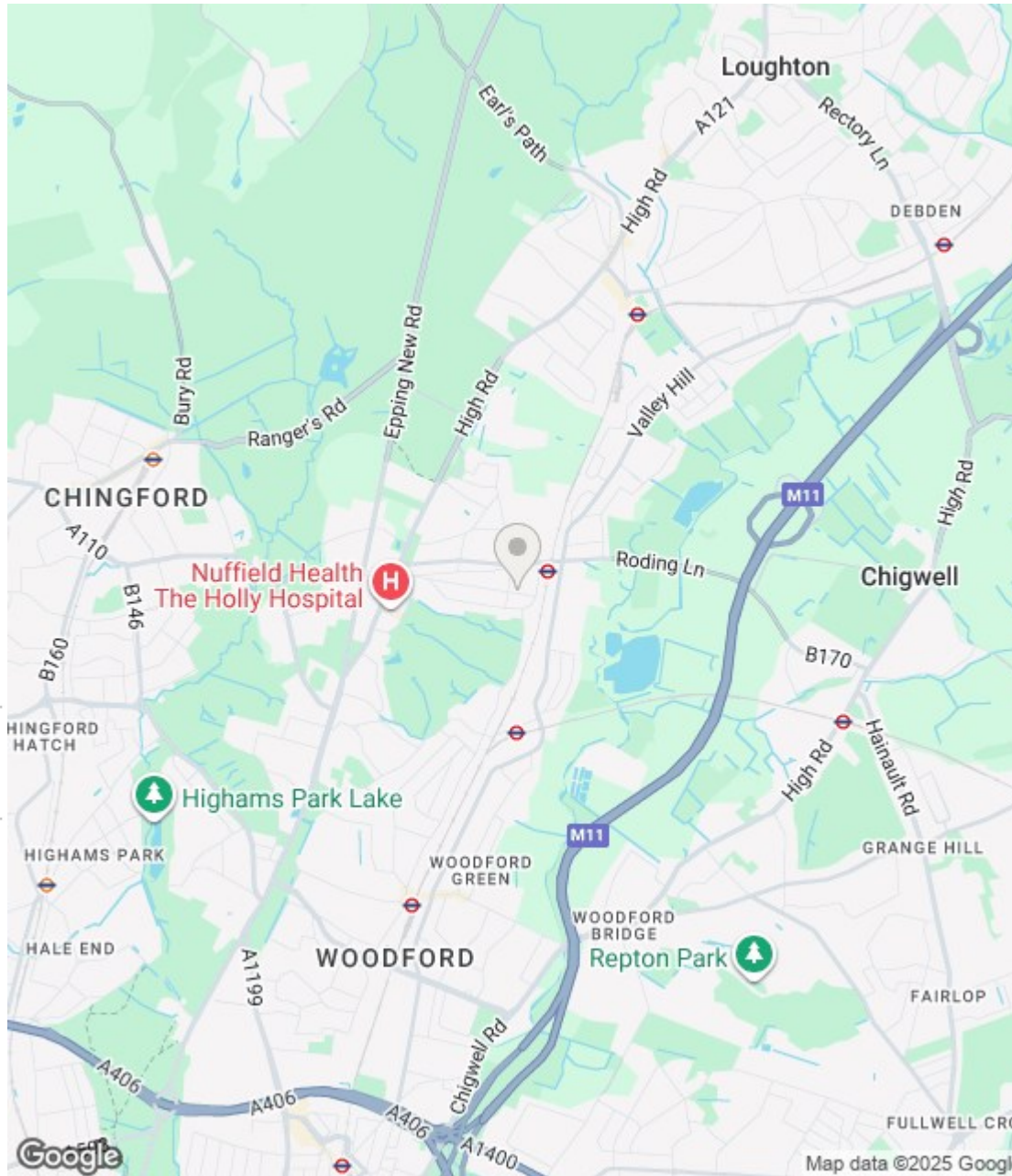
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(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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