



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£32,000 PER ANNUM

- Self-contained building totalling approx 1,984 sq ft
- Suitable for a variety of uses
- Includes large rear car park
- Includes forecourt
- Queens Road location
- Rare opportunity

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

86 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.

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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 other 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 self-contained ground floor lock-up shop. The premises have been used as a hair salon for many years but would be suitable for a variety of alternative uses. The property benefits from a forecourt, large rear car park as well as kitchenette and toilet facilities. The accommodation is more particularly described as follows:

Shop Area: 1,984 sq ft (184.3 sq m).

Toilet facilities.

Forecourt.

Rear car park.

All measurements quoted are approximate only.

#### Terms

The premises are available by way of a new full repairing and insuring lease, at a commencing rent of £32,000 per annum exclusive. A premium is also payable for the benefit of the profit rent. Premium on application.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £46,500

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £23,203.50

Interested parties are advised to ascertain current rate liability with the Local Authority.

#### Legal Costs

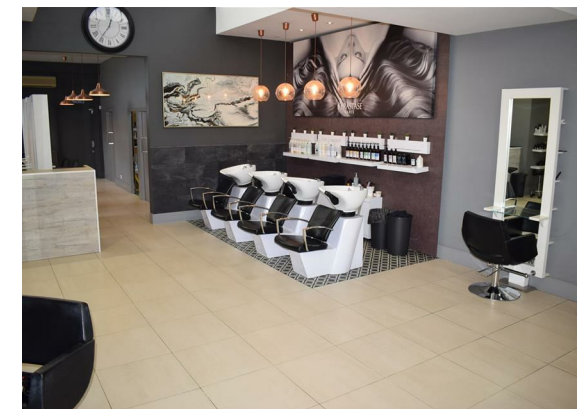
To be met by the ingoing tenant.

#### Viewings

Strictly via joint sole agents Clarke Hillyer (tel 020 8501 9220) or Adam Stein & Co (tel 0208 989 8313).

#### EPC

An Energy Performance Certificate has been ordered and will be available in due course.



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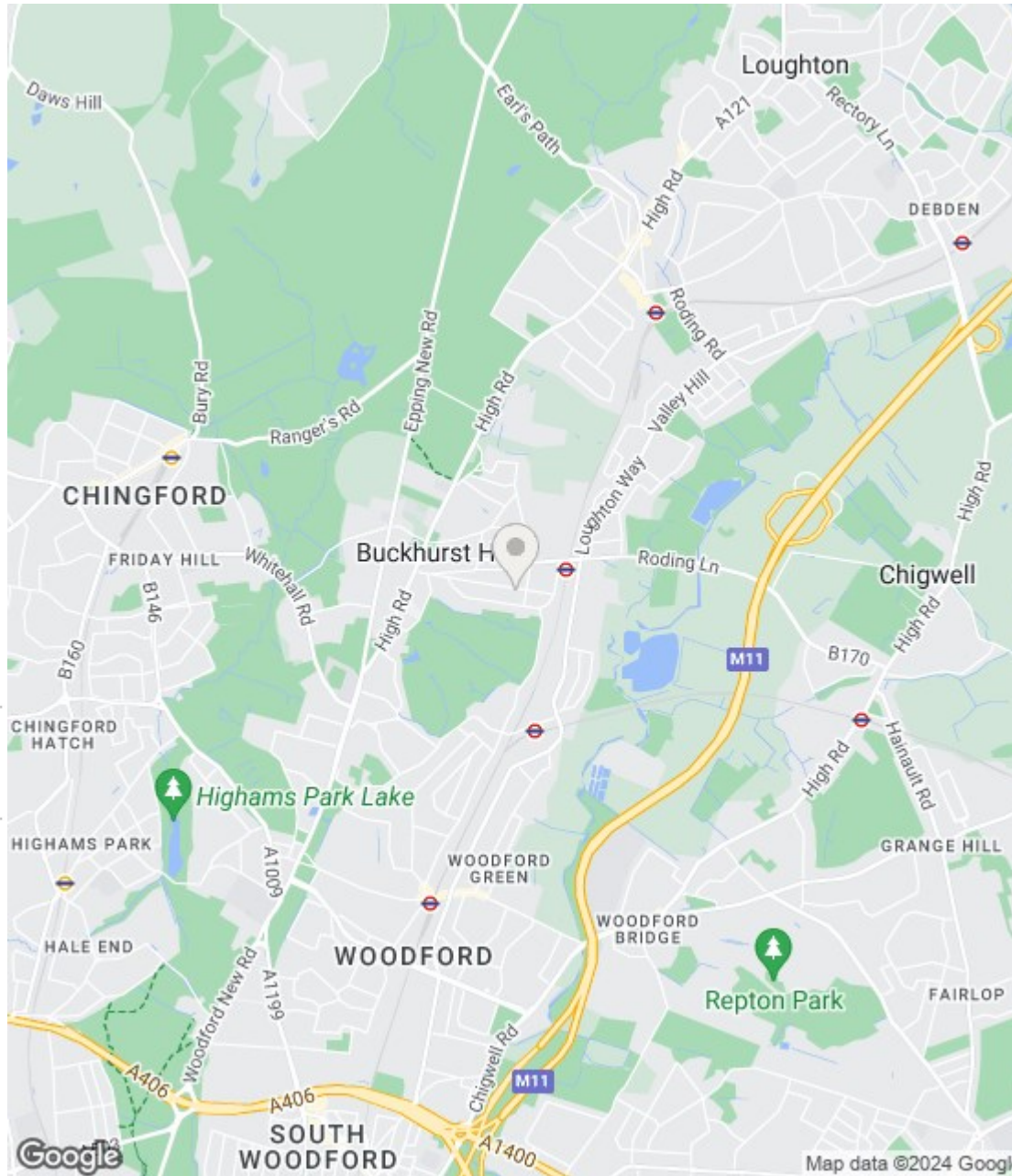
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**Energy Efficiency Rating**

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

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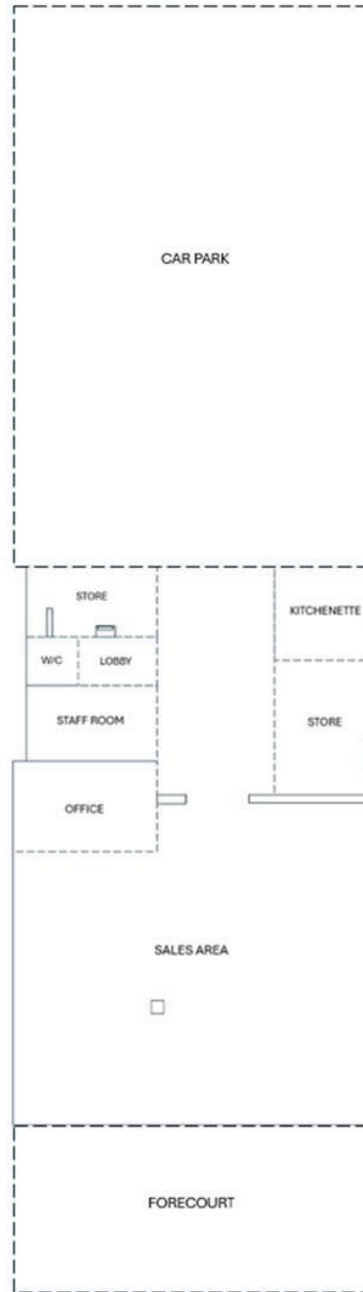
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