



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£400,000

- Freehold With Vacant Possession
- Less than 0.2 miles (0.3 km) from Buckhurst Hill Underground Station
- Queens Road Location
- Shop and Upper Parts
- Close to Local Amenities
- Rare Opportunity
- Suitable For a Variety of Uses

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

36 QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9 5BY



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 independent and multiple 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 with internally accessed upper parts which has traded as an estate agency for many years. The premises would be suitable for a variety of uses and could potentially be reconfigured and/or redeveloped, subject to gaining the necessary consents.

Total - Approx. 775 sq ft (71.9 sq m)

All measurements quoted are approximate only.

Terms

The premises are available, with vacant possession, for £400,000.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £15,000

2024/2025 UBR: 0.499 P/£

2024/2025 Rates Payable: £7,485

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

Viewings

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

EPC

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



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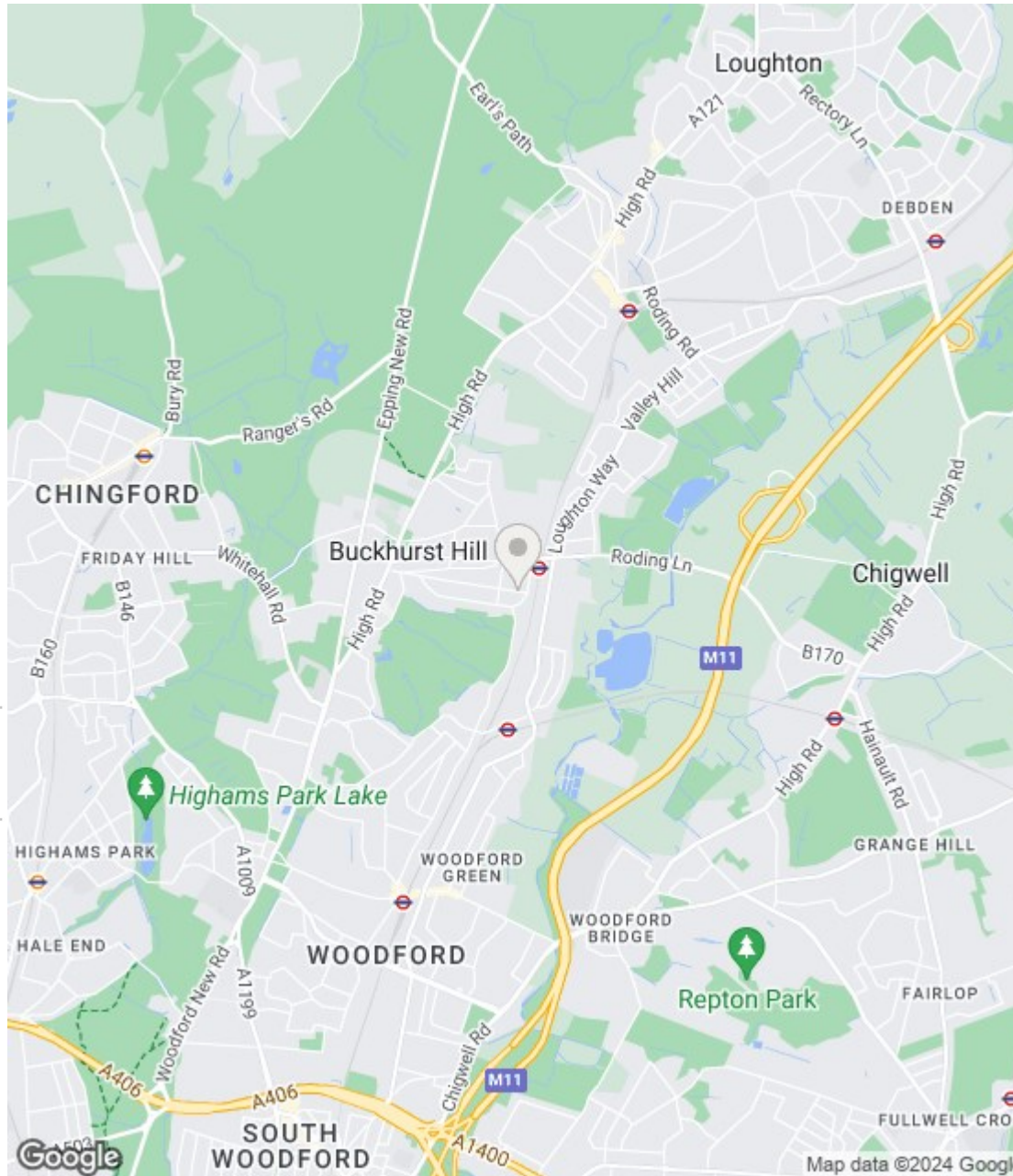
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Energy Efficiency Rating

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