

**Bennett
Phillips
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Phillips Luton 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.



**Income Producing Shop & Self Contained 1st Floor Offices
with potential to convert to a 1 bed flat STP
& obtaining vacant possession**

FOR SALE

**77/77a Queens Road
Buckhurst Hill
Essex IG9 5BW**

- Fully Income producing
- Short walk from Buckhurst Hill (Central Line) Station
- Rare freehold opportunity
- Possible medium term conversion opportunity of the office to residential use
- Possible conversion opportunity S.T.P

**LOCATION:**

The property is located midway along Queens Road which is the principal shopping destination for the residents of Buckhurst Hill. Queens Road is synonymous with independent eateries, fashion shops & beauticians. There are numerous parking bays as well as additional parking which is available in a Waitrose Supermarket at the bottom end of the road, close to the Buckhurst Hill (Central Line Station) underground station.

ACCOMMODATION:

Comprising a ground floor shopfront premises trading as a Gents Barber which extends to approximately 570sq ft (52.95sq m). On the first floor there is a self-contained office comprising a room at the rear & two intercommunicating rooms in the middle/front of the property. There are kitchenette facilities in the rear room & a WC on the landing. The net usable office area is approx 471sq ft (43.75sq m).

The office benefits from having good natural light, GCH & double-glazed windows.

EXISTING TENANCIES & RENTAL INCOMES:

Shop - Let to Behnam Shokri & Ali IL Temis for a term of 15 years from 11th April 2024 subject to five yearly upward only Rent Reviews at a passing rent of £17,000 pax. We understand the Lease is contracted inside the Landlord & Tenant Act.

Office – Let to Beau Loves Limited on a FRI Lease for a term of 10 years from 6th December 2017 without any further rent reviews producing £12,000pax.

The current income is £29,000pax.

FUTURE DEVELOPMENT:

Subject to obtaining vacant possession & any consents which may be required, the 1st floor seemingly offers potential for conversion to a 1 bedroom flat.

TENURE:

Freehold

PRICE:

Offers are invited in excess of £425,000 to include the benefit of the existing tenancies and incomes derived.

The adjoining properties in our clients ownership are also available, details on request.

ADMINISTRATIVE FEE:

Upon terms being agreed and prior to Solicitor's being instructed, prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

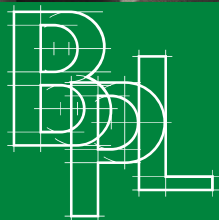
POSSESSION:

Upon completion of legal formalities if applicable.

VIEWING.

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at marc@bennettphillips.com

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