



Queens Road, Buckhurst Hill, Essex, IG9

FOR SALE

Offers In Excess Of £175,000

Leasehold

- 2 bedroom flat & commercial premises
- Commercial Usage: Class: E
- Double glazing
- Gas central heating
- Commercial EPC rating: B (33)
- Residential EPC rating: D (61)
- Residential dwelling council tax band: C
- Off street parking
- Chain-free
- Total Internal: 2055 sq ft (191 sq m)

A rare opportunity to acquire the commercial lease, and a operating business on Queens Road, including ground floor restaurant and a self-contained two bedroom flat above.

Located on Queens Road, the property is currently used as a restaurant and would ideally suit a business looking to offer the same. Above the ground floor commercial space is a self-contained two bedroom flat, which provides a further potential source of income, or accommodation for owners/staff.

Queens Road itself is a busy and popular shopping street in Buckhurst Hill, with a Central line tube station at one end, offering easy access into the City.

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DIMENSIONS

SHOP

Entrance

Reception Area One

17'1 x 14'5

Via front door leading into:

Reception Room

25'4 x 17'4

Open to:

Snug

15'7 x 11'3

Open to reception room. Door to:

Conservatory

19'2 x 5'7

Kitchen

11'8 x 5'8

Door to ground floor wc one & ground floor wc two.

Ground Floor WC One

Ground Floor WC Two

FLAT

Via front door leading directly into:

Entrance

Staircase leading to first floor.

First Floor Landing

Open to:

Kitchen

11'7 x 7'5

Door to:

Inner Hall

Door to reception room, bedroom one, bedroom two & bathroom.

Reception Room

17'7 x 13'7

Bedroom One

11'10 x 11'2

Bedroom Two

8'6 x 8'0

Bathroom

7'10 x 6'9

Off Street Parking

Additional Information:

Tenure: Leasehold

8 year lease with £8750 cost per quarter.

Local Authority: London Borough Of Epping Forest

Council Tax Band: C (Residential Dwelling)

Disclaimer:

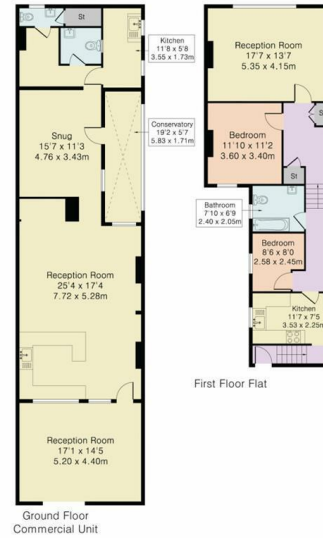
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

Declaration Of Interest

Section 21 of the estate Agents Act 1979 applies in this instance as the proposed vendor is an associate with Estates 17 Ltd T/A Estates East.

FLOORPLAN

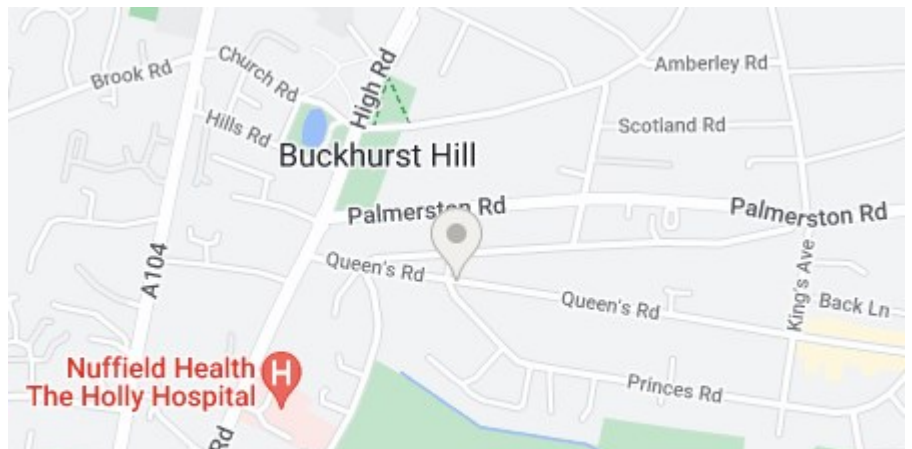
Approximate Gross Internal Area 2055 sq ft – 191 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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