

Prominent Retail Unit

A1 /A2

59.5 sq.m / 640 sq. ft

TO LET

Unit 1, 158 Queens Road, Buckhurst Hill, Essex



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location

The premises occupy a prominent position on the southern side of Queens Road, Buckhurst Hill positioned at the Eastern (Top) end of this busy thoroughfare.

Queens Road is a mixture of commercial and residential properties and forms the main shopping centre of Buckhurst Hill that benefits from highly affluent residents.

Nearby traders include many local Restaurants, Brasseries, High End fashion retailers also well-known retailers such as **Waitrose, Costa Coffee** and **Prezzo** to name a few.

Buckhurst Hill (Central Line) station is within a 5-minute walk.

Description & Accommodation

The shop is arranged as a large ground floor shop unit affording the approximate floor areas and dimensions:

Frontage	13.9 ft	4.2m
Retail area	476.15 sq. ft	43.4 sq.m
Rear office and Kitchen	174.38 sq. ft	16.2 sq.m
Total area	641.53 sq. ft	59.6 sq.m
WC		

Lease Terms

A new lease will be available

Rent

£23,000 pax

Legal Costs

Incoming tenant to pay for the landlord's reasonable legal fees.

Viewing

For further information please contact sole agents - Countrywide Commercial

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