

# SHOP & UPPERS FREEHOLD FOR SALE

Planning approved to convert the uppers  
to 3 x 1 bed flats inc mansard addition  
plus convert the rear building to 2 bed  
mews house

*15 Queens Road  
Buckhurst Hill, Essex IG9 5BZ*



**Location**

The property is located at the lower end of Queens Road at the junction of Victoria Road & Princes Road within a popular parade of shops and very close to major retailers such as **Costa Coffee, Waitrose, Prezzo** and other successful independent retailers.

The location is served well by many bus routes and is within a 2-minute walk to Buckhurst Hill (**Central Line**) train station.

**Description & Accommodation**

Comprising a shop with a double storey storage unit to the rear and 1<sup>st</sup> & 2<sup>nd</sup> floor accommodation.

**Approximate net sizes**

Shop	411 sq. ft	38.15 sq.m
Rear Office	211 sq. ft	19.68 sq.m
Kitchen	70 sq. ft	6.5 sq.m
External Storage Ground	275 sq. ft	25.6 sq.m
External Storage First	275 sq. ft	25.6 sq.m

Upper floors consist of a Kitchen, living room, bedroom at 1<sup>st</sup> floor level and a further 2 bedrooms plus a bathroom at 2<sup>nd</sup> floor level.

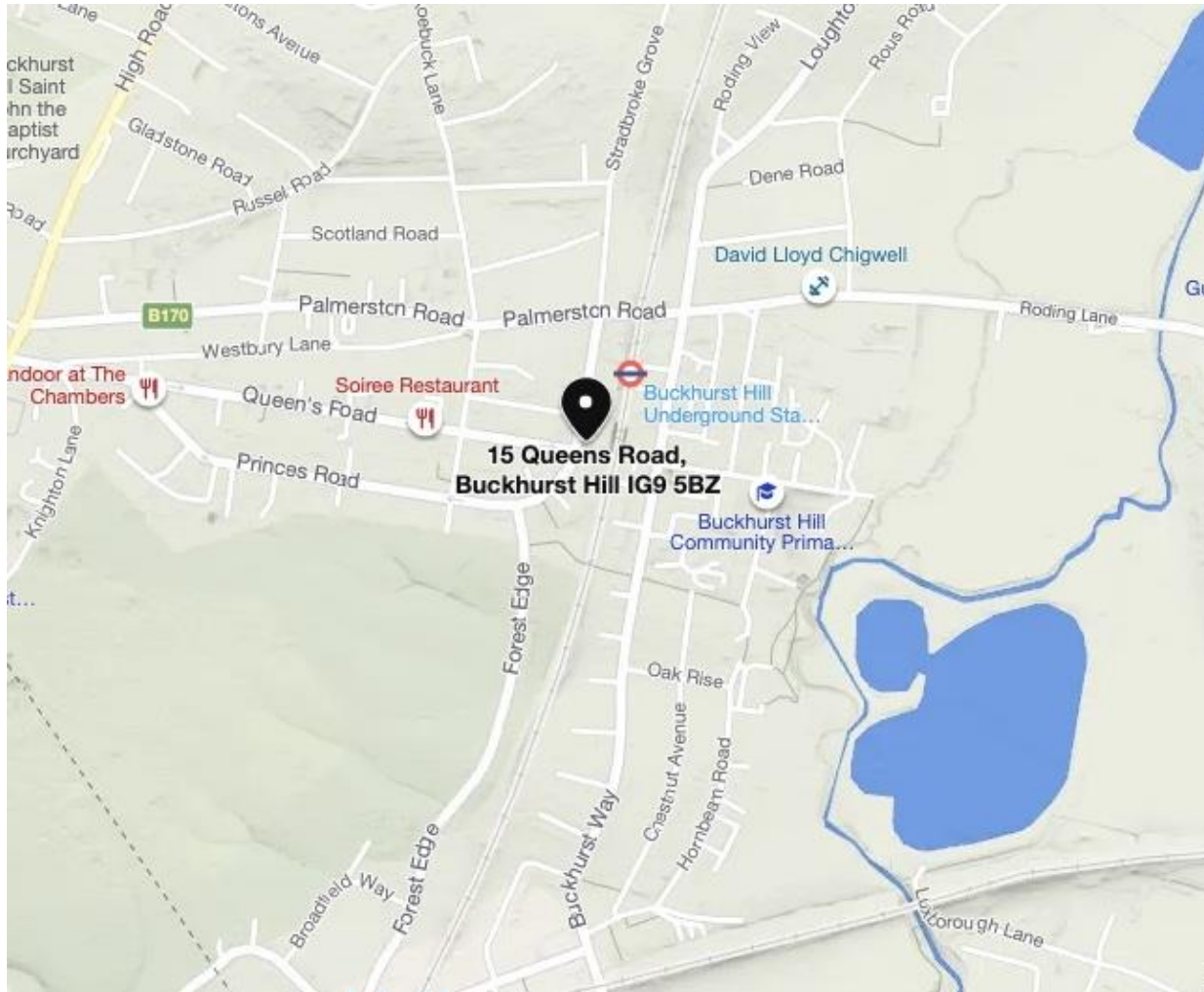
Access is from the rear via a private well-kept service road.

**Planning**

The property benefits from an approved planning permission to create **4 residential units** by converting the 1<sup>st</sup> and 2<sup>nd</sup> floors adding a small 2<sup>nd</sup> floor extension and a mansard roof at 3<sup>rd</sup> floor level to create 3 x 1 bed flats, plus to construct a two-storey 2 bed house to replace the storage unit to the rear of the shop.

[LINK TO PLANS](#)





**Tenure**

Freehold

**Price**

Offers are sought circa. **£1,200,000**, subject to contract

**Anti-Money Laundering**

Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company general AML checks.

**Rates**

Further information is available upon request.

**Legal Fees**

Each Party to pay their own.

**Viewing**

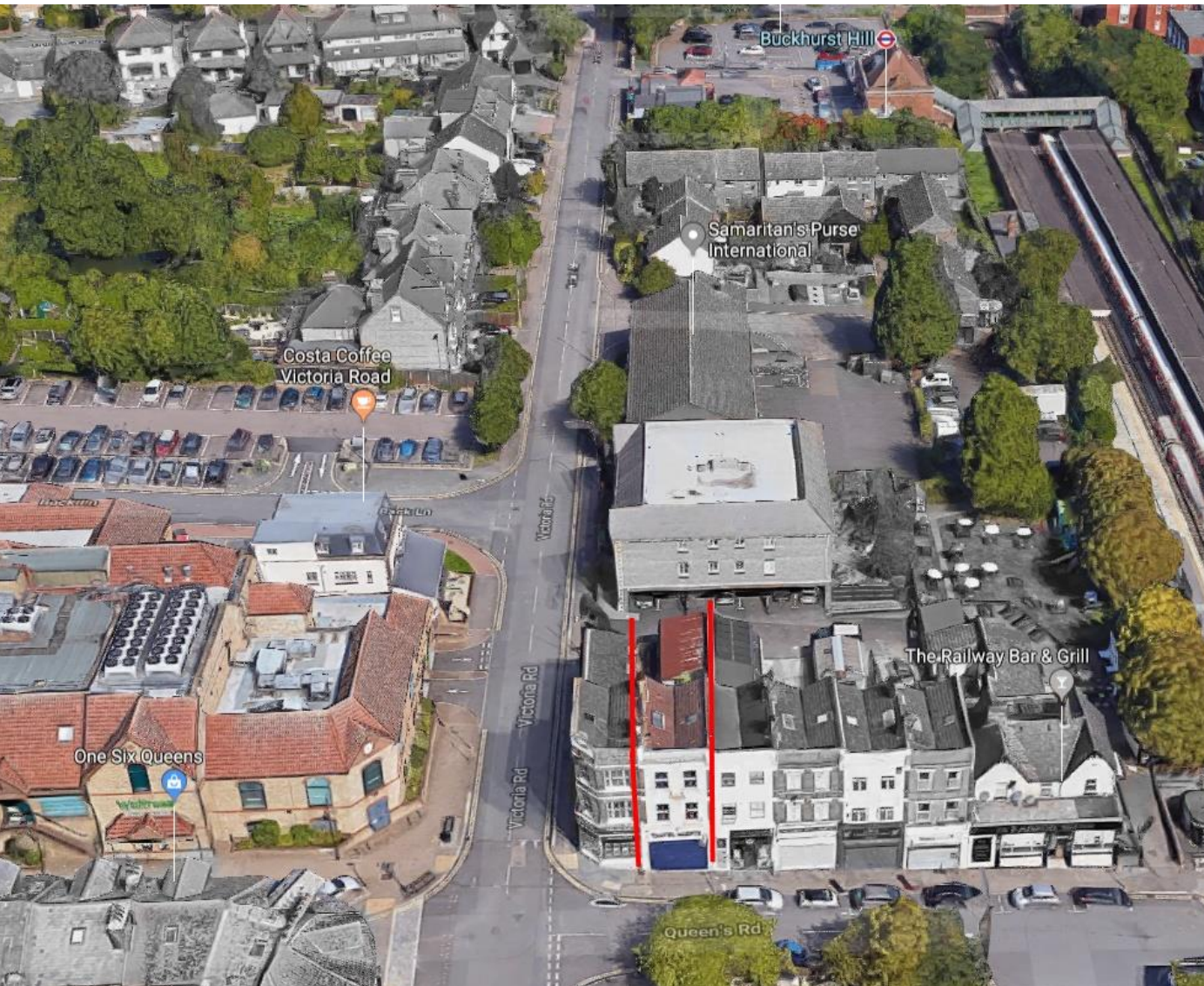
For further information please contact sole agents -  
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