COMMERCIAL PROPERTY AGENTS



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

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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^{st} & 2^{nd} 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 External Storage First	275 sq. ft 275 sq. ft	25.6 sq.m 25.6 sq.m

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

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

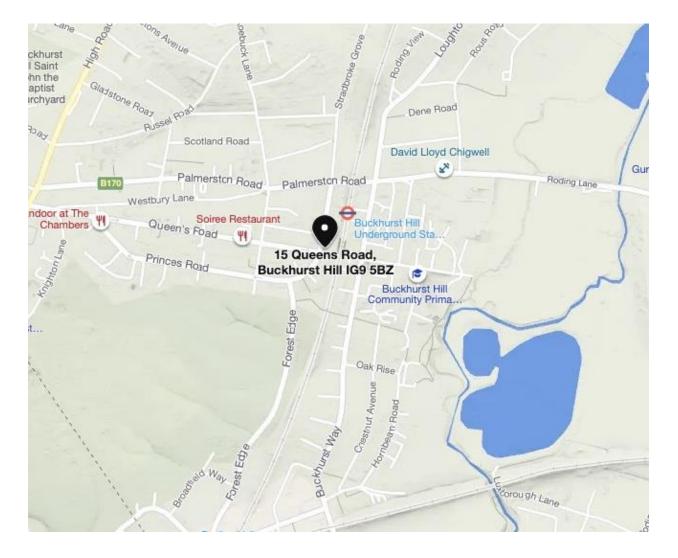
Planning

The property benefits from an approved planning permission to create **4 residential units** by converting the 1^{st} and 2^{nd} floors adding a small 2^{nd} floor extension and a mansard roof at 3^{rd} floor level to create 3×1 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

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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 -Countrywide Commercial Jason Grant T : 020 8506 9900 / 9905 M: 07956 380 992 E: jason@countrywidecomm.co.uk

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Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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