

Prominent Retail Unit

41.34 sq.m / 445 sq. ft

TO LET

71 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 northern side of Queens Road, Buckhurst Hill positioned towards the lower end of this busy thoroughfare, close to the junction of Kings Avenue.

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 newly built unit is arranged as a lock up shop affording the approximate floor areas and dimensions:

Frontage	16.27 ft	4.96 m
Shop area	476.15 sq. ft	43.4 sq.m
WC		

Lease Terms

A new lease will be available

Rent

£15,500 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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