# countrywidecomm.co.uk

# countrywide

### **COMMERCIAL PROPERTY AGENTS**

2 X SHOPS and 4 BED MAISONETTE FREEHOLD FOR SALE

# 74 Queens Road Buckhurst Hill, Essex IG9 5BS

- Village Centre Location
- 2 x Shops (1 rented)
- 4 bed Maisonette (1100 sq. ft/102 m2)
- In need of Modernisation
- Rear Garden
- Rear Garage with off street parking
- Potential for further Development



# countrywide

# **COMMERCIAL PROPERTY AGENTS**

#### Location

The property is situated in a prominent position on the southern side of Queens Road, Buckhurst Hill positioned towards the lower end of this busy thoroughfare, close to the junction of Kings Place.

Queens Road has a wonderful mixture of commercial and residential properties that forms the main shopping centre of Buckhurst Hill Village which in turn benefits from its highly affluent residents. Nearby traders include many local restaurants, Brasseries, High end fashion retailers, Beauty Salons, Hairdressers/Barbers, Coffee Shops also well-known retailers such as Waitrose, Costa Coffee & Prezzo to name a few.

Buckhurst Hill Train station (Central line Zone 5) is within a few minutes' walk

#### Description

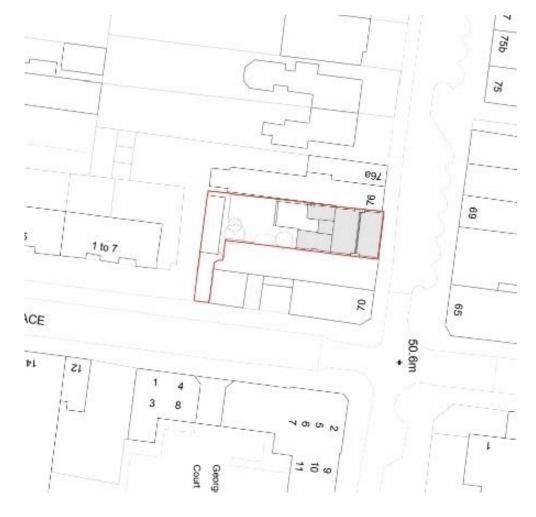
Comprising 2 shops, with a self-contained 4 bed maisonette with access from Queens Road & Kings Place, approximate sizes below:

#### Shops

74a (Vacant) – E Class Use Plus WC	270 sq. ft	25 m2
74b Let to Les Groves Tailor Plus WC	158 sq. ft	14.68 m2
Losso for a torm over lan 2024 at a rontal o	f £10 200 pay with a re	lling 6 month brook

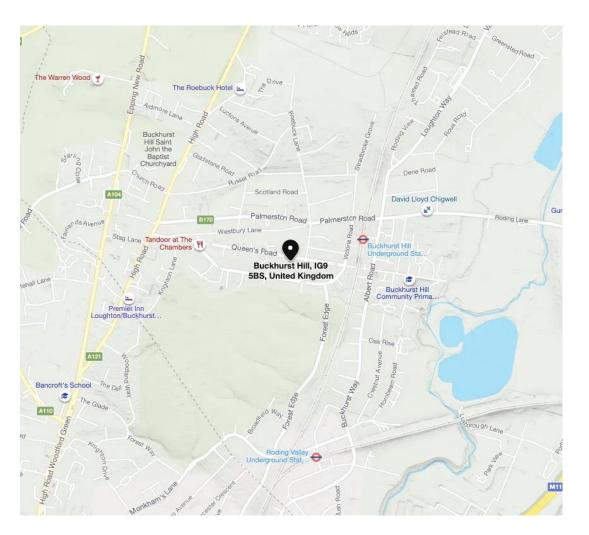
Lease for a term exp Jan 2024 at a rental of £10,200 pax with a rolling 6-month break clause.

4 Bed Maisonette (In need of modernisation & refurbishment)				
Ground floor				
Lounge & Kitchen area	467.38 sq. ft	43.42 m2		
Lower first floor				
Kitchen, Bathroom & Laundry room	212.66 sq. ft	19.76 m2		
<u>Upper first floor</u>				
4 x bedrooms	472.42 sq. ft	43.89 m2		
Rear Garden (L shaped)	588 sq. ft	54.63 m2		
Rear Garage (accessed from Kings Avenue)	30 ft x 8.8 ft	9.14m x 2.68		
Kitchen, Bathroom & Laundry room <u>Upper first floor</u> 4 x bedrooms Rear Garden (L shaped)	472.42 sq. ft 588 sq. ft	43.89 m2 54.63 m2		



# countrywide

# **COMMERCIAL PROPERTY AGENTS**



# Tenure

Freehold

#### Price

Offers are sought in excess of **£815,000**, 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.

### EPC

EPCs for all 3 properties can be downloaded here.

#### Rates

Further information is available upon request.

#### Legal Fees Each Party to pay their own.

Floor Plans Available here <u>Floor Plans</u>

### Viewing

Strictly by appointment only via joint sole agents below:-

# Countrywide Commercial

T: 020 8506 9900 / 07956 380 992

E: jason@countrywidecomm.co.uk

James Berlin & Associates T: 020 8551 1011

**Clarke Hillyer** T: 020 8501 9220 E: james@jamesberlin.co.uk

E: james.ls@clarkehillyer.co.uk

# countrywide

# countrywidecomm.co.uk

### **COMMERCIAL PROPERTY AGENTS**





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

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, it's Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.