

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



**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
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74b Let to Les Groves Tailor Plus WC	158 sq. ft	14.68 m2
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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)

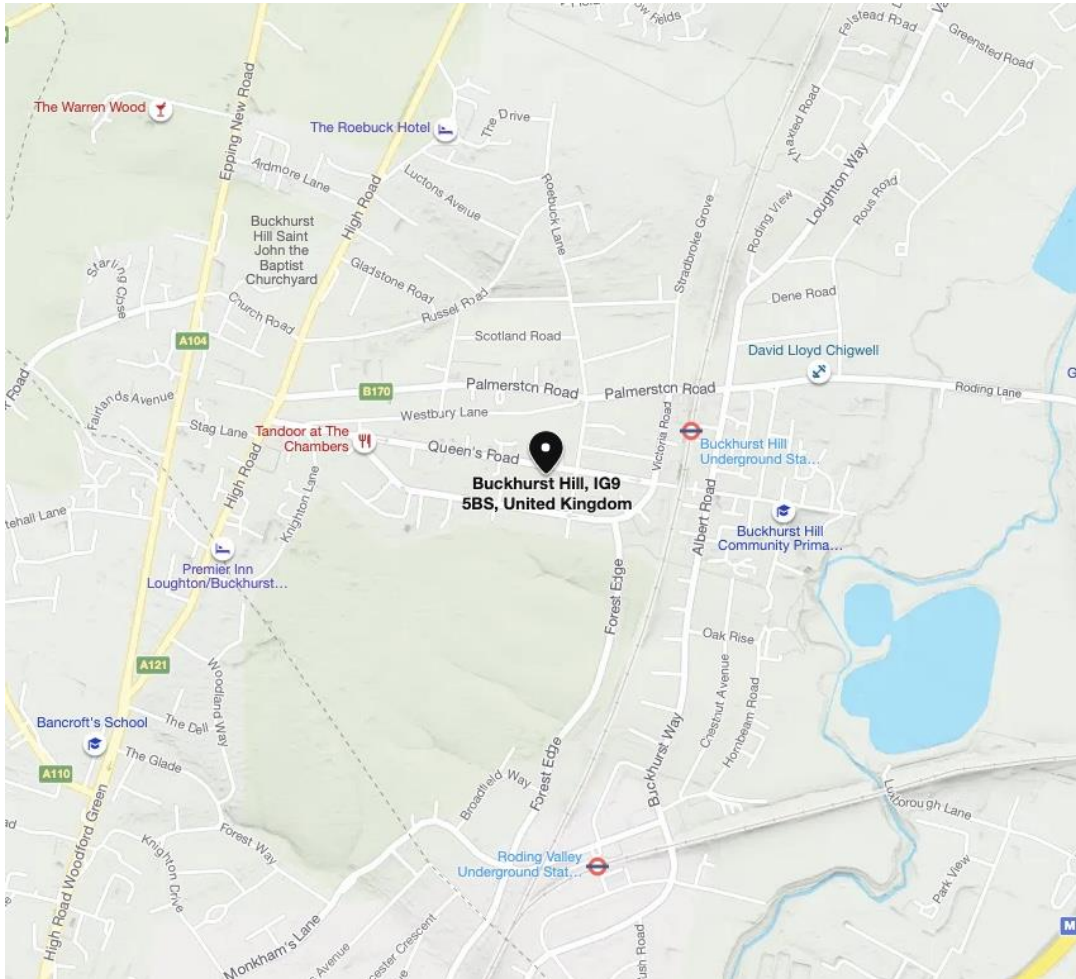
<u>Ground floor</u>		
Lounge & Kitchen area	467.38 sq. ft	43.42 m2

<u>Lower first floor</u>		
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





**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 [Floor Plans](#)

**Viewing**  
Strictly by appointment only via joint sole agents below:-

**Countrywide Commercial**  
T: 020 8506 9900 / 07956 380 992 E: [jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

**James Berlin & Associates**  
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