



Commercial Portfolio For Sale

Consisting of 3 Small Retail investments in Buckhurst Hill, Essex

- Freehold
- Prime Locations in Buckhurst Hill Village
- Shops Fully Let
- Ground Rents from Residential Uppers

14, 40 & 40a Queens Road, Buckhurst Hill, Essex IG9 5BZ

Location

The properties are located at the lower end of Queens Road closer to 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.

Accommodation & Tenancy Information**40 Queens Road, Buckhurst Hill**

Trading as a ladieswear retail outlet known as **Anita at Crème** (also occupying 38 which is not included in the sale).

Lease

Held on an FRI lease for term expiring in December 2027

Rent

Current rent of **£13,000 pax** (rent review is now due)

40a Queens Road, Buckhurst Hill

Trading as a **Wow Brows** beauty salon

Lease

Held on an FRI lease for term expiring in March 2023

Rent

Current rent of **£12,000 pax**

40a Queens Road, Buckhurst Hill

Ground rent of **£350** for 1st floor flat with rear garden sold off on a 99-year lease from 1991.

14 Queens Road, Buckhurst Hill

Trading as **Unique Nails** beauty salon

Lease

Held on an FRI lease for term expiring in March 2036

Rent

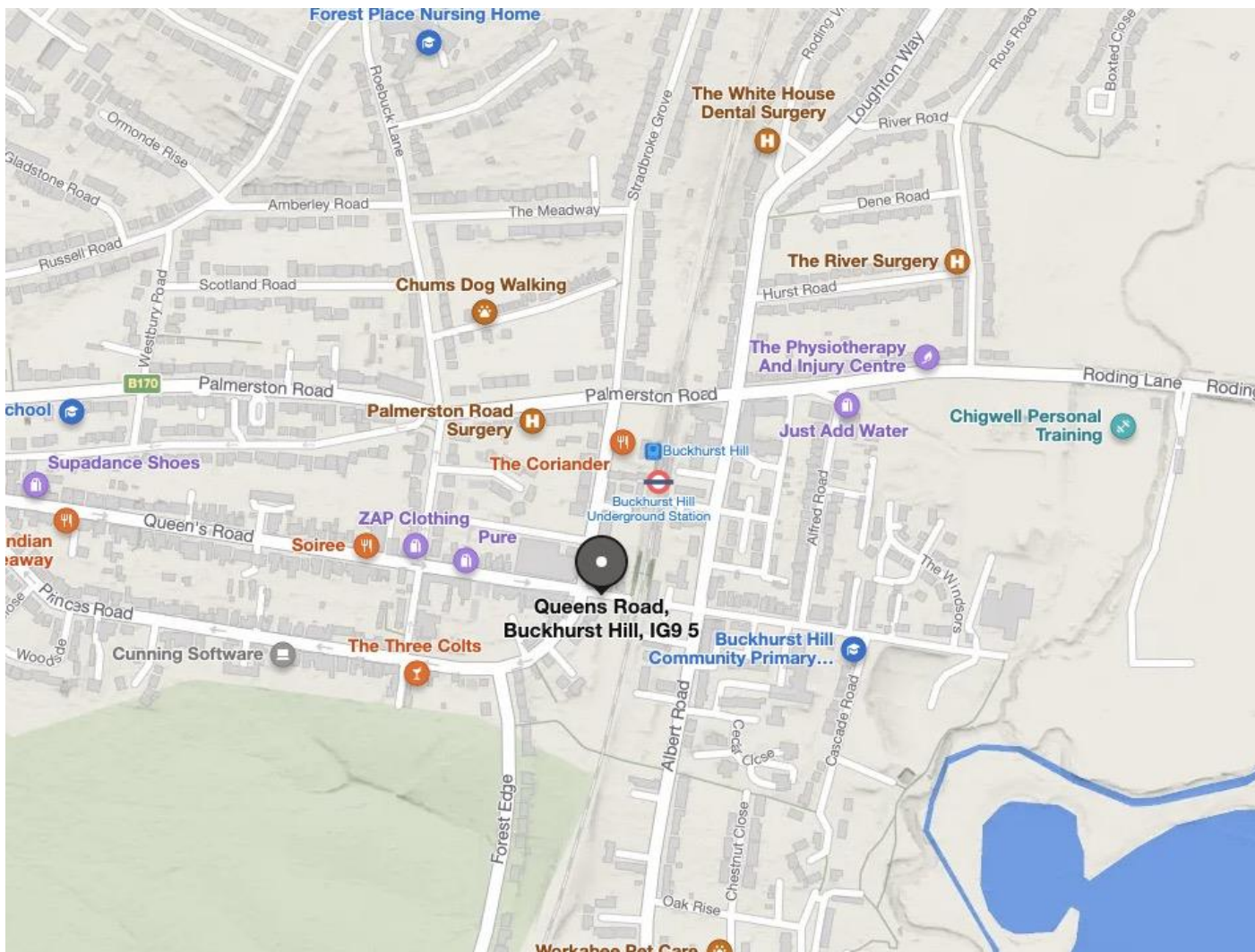
Current rent of **£16,500 pax**

14a Queens Road, Buckhurst Hill

Ground rent **350** for upper floor flat sold off on a 125-year lease from March 2001

Total Combined Rent – £42,200.00 pax





Tenure
Freehold

Price
Offers are sought circa. £800,000, subject to contract

Method Of Sale
By way of company sale, further information upon request.

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 costs.

Viewing
For further information please contact sole agents.

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