

# Fully Let Mixed Use Investment

## FREEHOLD FOR SALE

- Fully let mixed-use investment
- Ground floor commercial unit with four self-contained residential units
- Total current rental income of £102,000 pax
- Prominent position on Queens Road, Buckhurst Hill
- Commercial lease running to 17 December 2032
- Rent review due 18 December 2026
- Freehold
- Offers in the region of £1,800,000

15 Queens Road  
Buckhurst Hill, Essex IG9 5BZ



**Location**

Buckhurst Hill is an affluent and highly regarded suburb in south west Essex, positioned on the edge of Epping Forest and offering convenient access into Central London. Queens Road is the town's principal shopping street and established commercial thoroughfare, home to a strong mix of independent retailers, restaurants and national operators, including **Waitrose**.

The property is situated within close proximity to Buckhurst Hill Underground Station on the Central line, providing direct access into the City and West End.

**Description & Accommodation**

The property comprises a fully let mixed-use investment consisting of a ground floor commercial unit together with four self-contained residential units arranged above and to the rear. The commercial unit extends to approximately 71.5 sq m (770 sq ft) and is let until 17 December 2032, with a rent review due in December 2026. The residential accommodation comprises a 2-bedroom house and three x 1-bedroom flats.

The freehold interest is offered for sale subject to the existing tenancies.

• Shop: Ground floor commercial unit	71.5 sq m (770 sq ft), Lease 18.12.23–17.12.32 (RR 18.12.26)	£24,000 pax
• 1A: 2-bedroom house	69 sq m (743 sq ft), AST until 17.09.26	£25,200 pa
• 1B: 1 bedroom first floor flat	56 sq m (603 sq ft), AST until 19.08.26	£18,000 pa
• 1C: 1 bedroom second floor flat	54 sq m (583 sq ft), AST until 18.12.26	£19,200 pa
• 1D: 1 bedroom third floor flat	37 sq m (398 sq ft), AST until 25.07.24 (holding over)	£15,600 pa

**Total Income - £102,000 pax**

**Tenure**

Freehold subject to existing tenancies

**Price**

Offers sought in the region of **£1,800,000**, subject to contract

1st Floor Flat



2nd Floor Flat

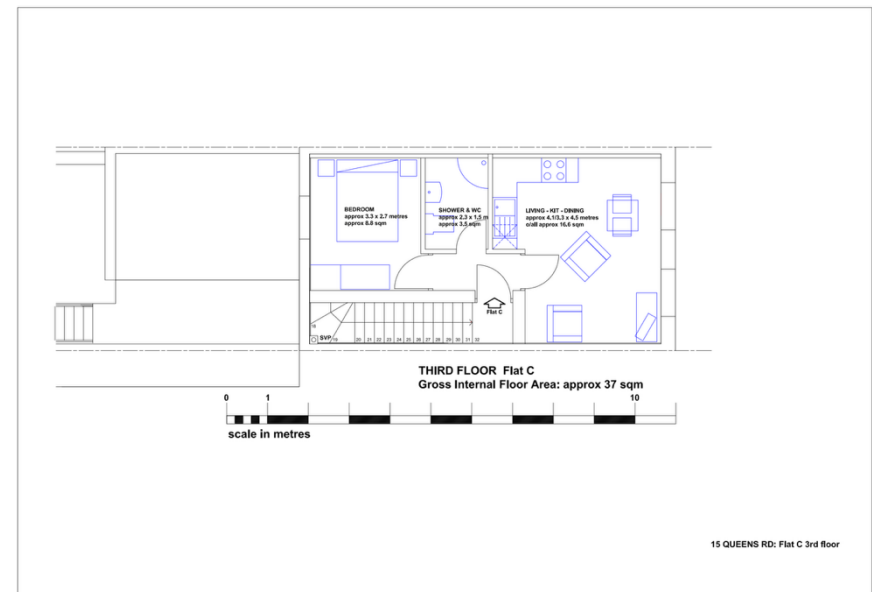
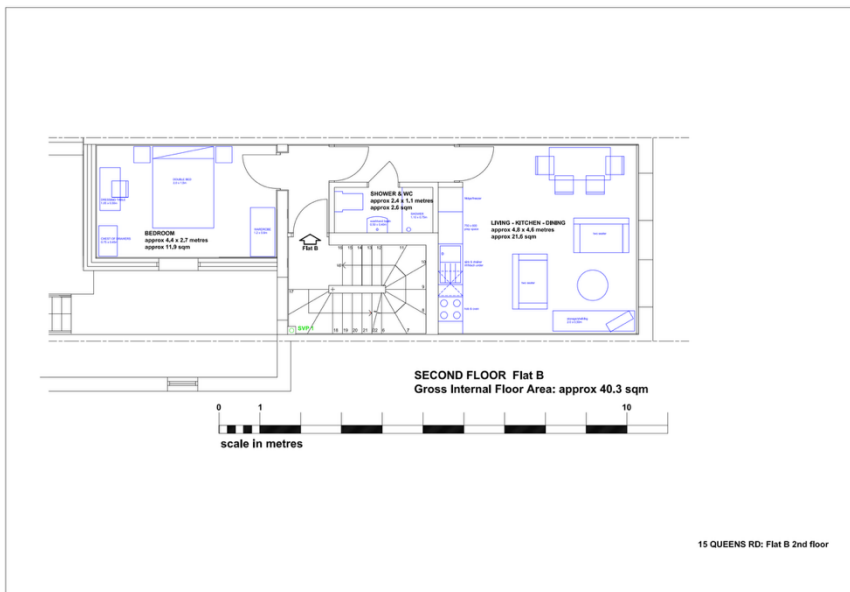
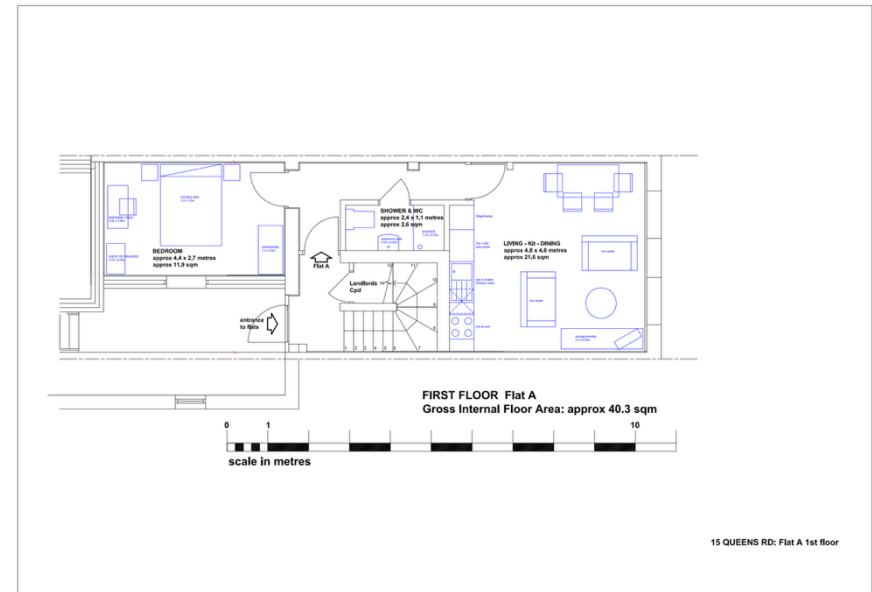
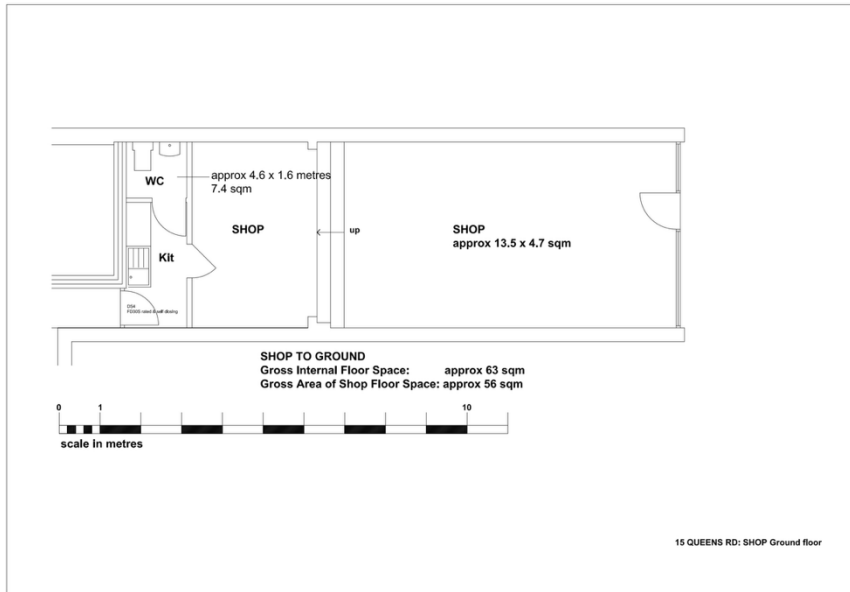


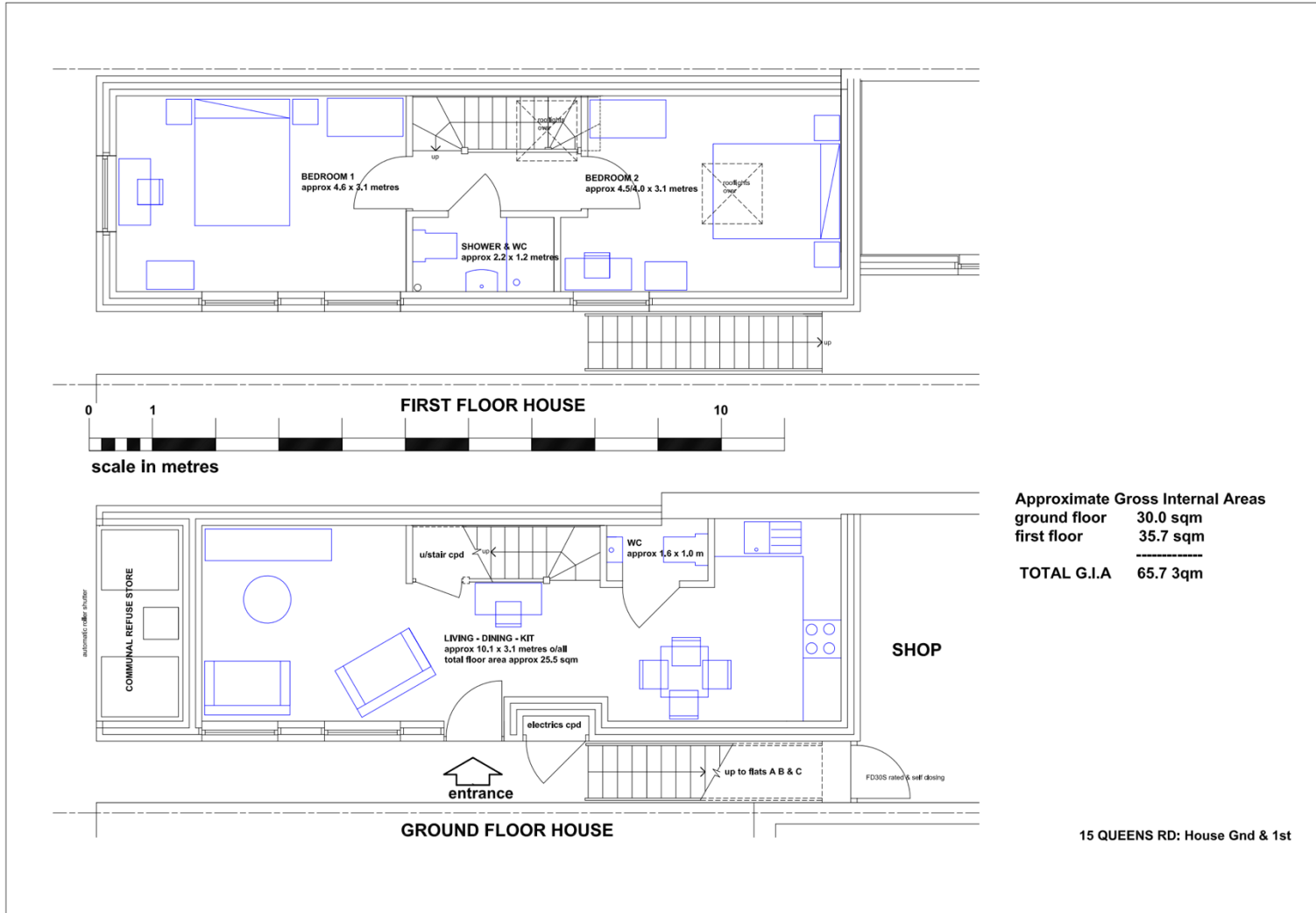
3<sup>rd</sup> Floor Flat

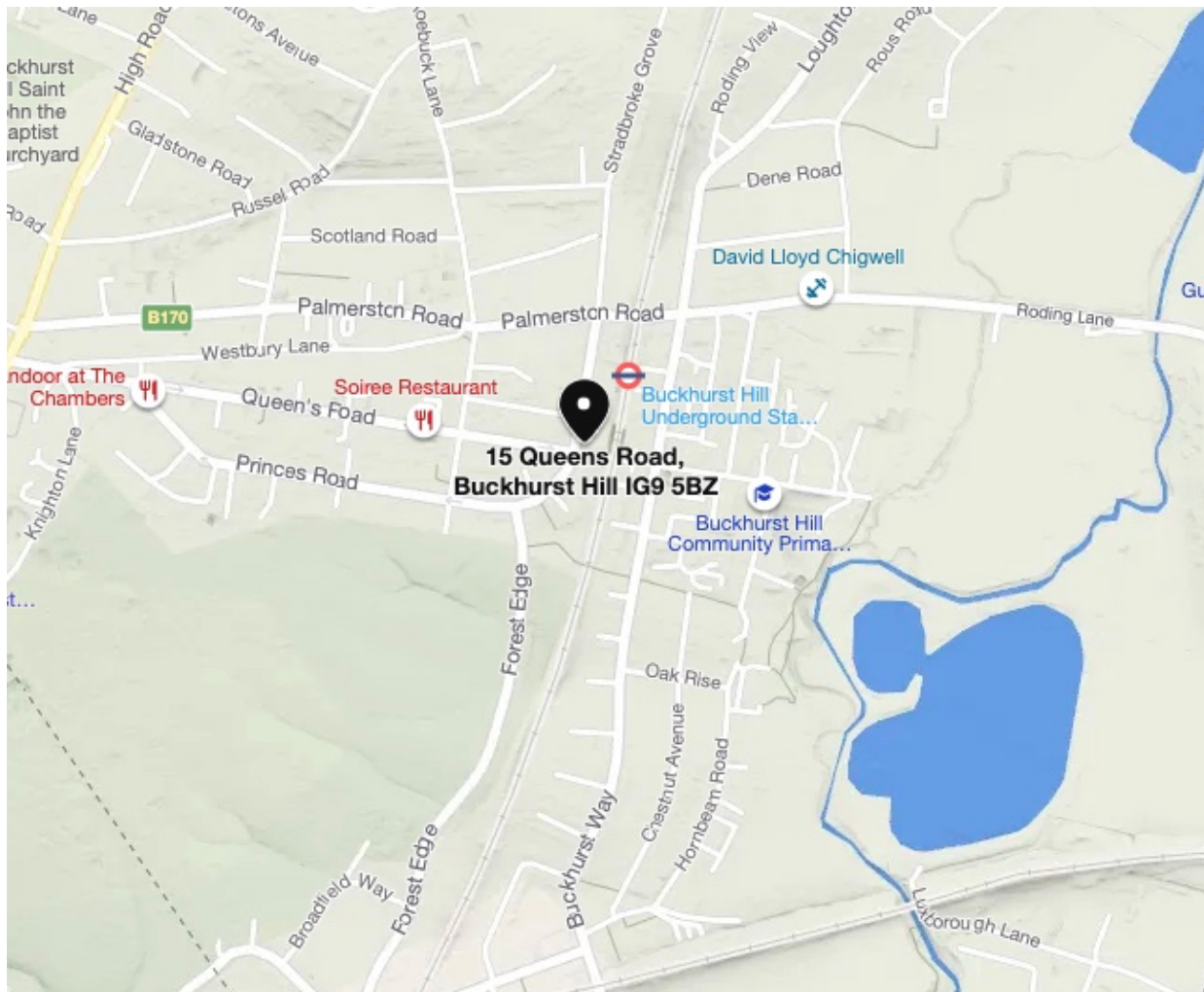


2 Bed House (rear)









**Legal Costs:**

Each party to bear their own legal costs incurred in the transaction.

**AML/KYC Checks**

Under Anti-Money Laundering Regulations, the purchaser will be required to provide satisfactory identification and proof of funds. A charge of £350 + VAT may be payable for the necessary AML / KYC checks.

**Holding Deposit**

Purchasers wishing to secure the property may be required to pay a holding deposit of £3,000, subject to contract. The deposit will be held in our client account until completion. Terms relating to its retention or refund will be confirmed prior to payment.

**Viewing strictly by appointment via sole agents**

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