



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian dadd  
commercial

TO LET

£32,500 PER ANNUM

- Ground floor lock-up shop
- Totalling approx 968 sq ft
- Suitable for a variety of uses
- New lease
- Queens Road location

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkenhillyer.co.uk

50 QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9 5DD



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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#### Location

Situated on Queens Road, which is the main commercial and shopping area of Buckhurst Hill. Queens Road comprises numerous boutiques, cafes and restaurants, as well as a variety of independent occupiers. Car parking facilities (pay and display) are available on the street and in the station car park. Buckhurst Hill Underground Station is on the Central Line and provides a regular service into Central London and out to Epping. Access to the motorway network is via the M11 at Loughton or the M25 at Waltham Abbey.

#### Description

Comprising a ground floor lock-up shop which has been occupied by a betting shop for many years. The premises would be suitable for a variety of uses and are more particularly described as follows:

Sales area (inc disabled w/c): 817 sq ft (75.9 sq m).

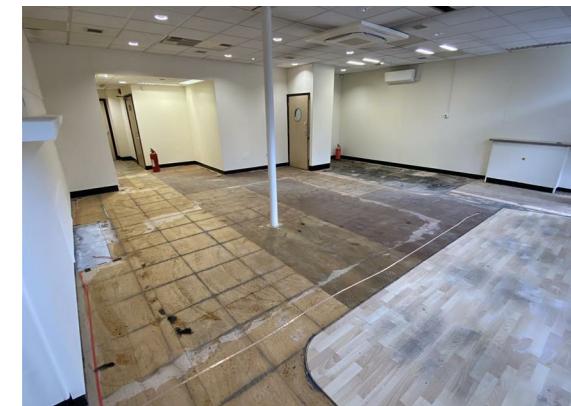
Staff area/kitchenette: 103 sq ft (9.6 sq m).

Store: 48 sq ft (4.5 sq m).

Total: 968 sq ft (89.9 sq m).

Customer & staff toilet facilities also available.

All measurements quoted are approximate only.



#### Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £32,500 per annum.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £34,750

2025/26 UBR: 0.499 P/£

2025/26 Rates Payable: £17,340.25

Interested parties are advised to contact the Local Rating Authority to confirm current rate liability.

#### Legal Costs

To be met by the ingoing tenant.

#### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of C.

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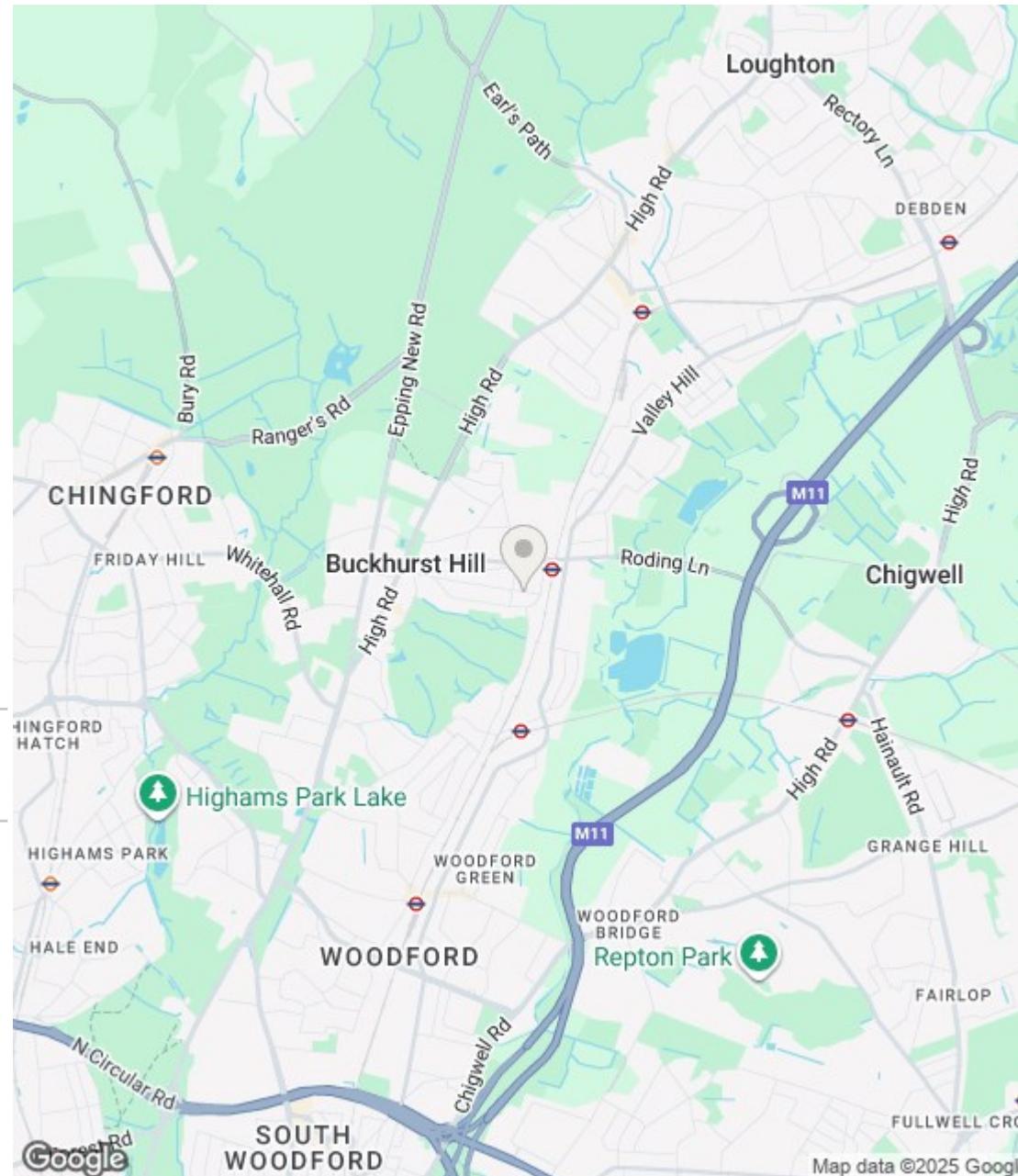
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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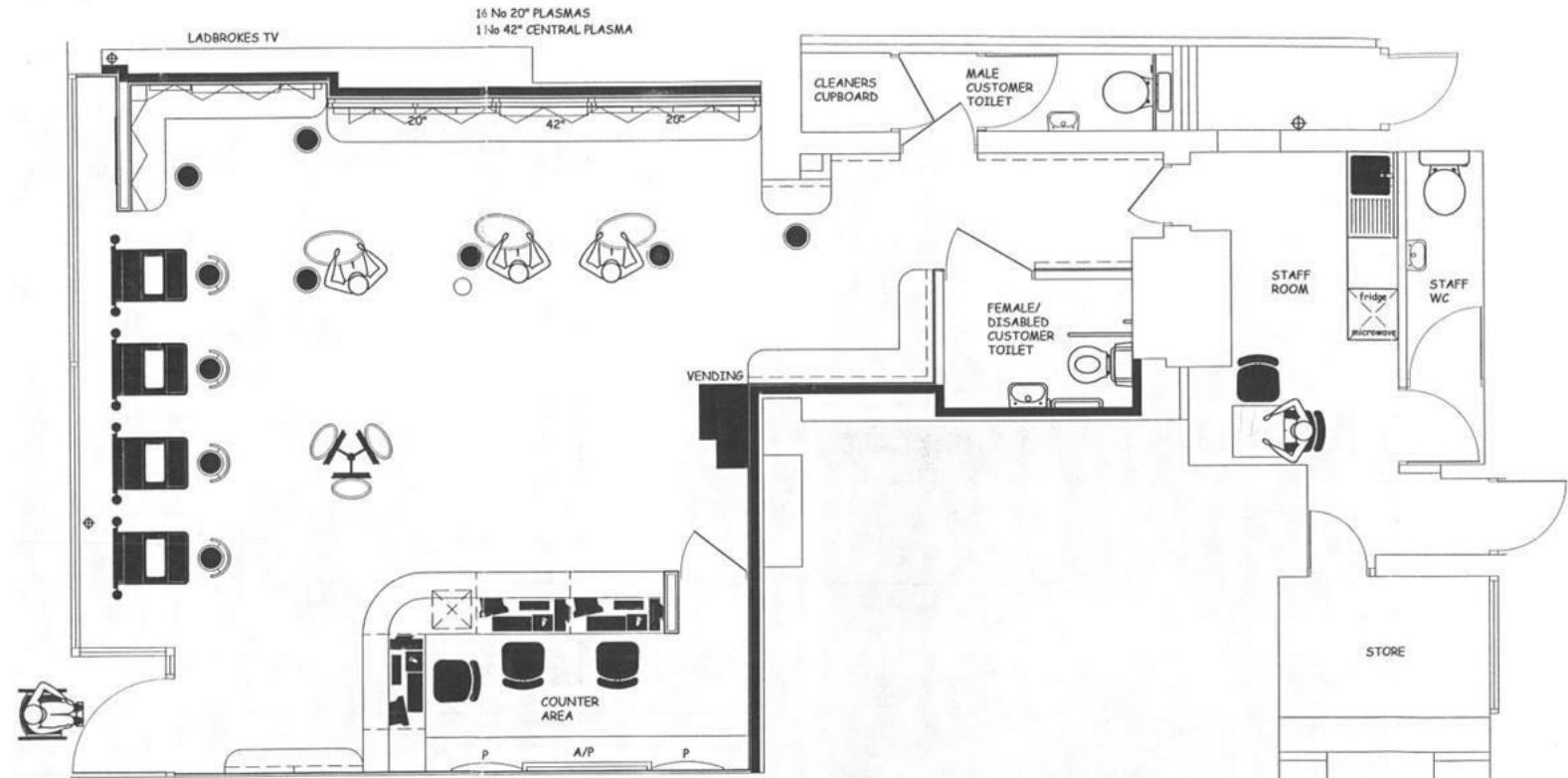
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GROUND FLOOR PLAN

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