

INCORPORATING...

brian **dadd** commercial

TO LET

£22,000 PER ANNUM

- Ground floor lock-up shop
- Approx 749 sq ft
- Suitable for a variety of uses
- New lease
- Queens Road location
- Electric roller shutter

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

163 QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9 5AZ



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.

Location

Situated on Queens Road, which is the main commercial and shopping area of Buckhurst Hill, with numerous cafes and restaurants as well as many other independent traders. Car parking facilities (pay and display) are available on the street. 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 (southbound only) or the M25 at Waltham Abbey.

Description

Comprising a ground floor lock-up shop which previously traded as a hair salon. The premises would be suitable for a variety of uses and are more particularly described as follows:

Sales Area & Storage: 672 sq ft (62.4 sq m).

Kitchen: 77 sq ft (7.2 sq m).

Total: 749 sq ft (69.6 sq m).

Toilet facilities included.

All measurements quoted are approximate only.

Terms

This property is available on a new full repairing and insuring lease at a rent of £22,000 per annum exclusive. Further terms are to be agreed.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £20,750

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £10,354.25

All interested parties are advised to verify these figures with the local rating authority.

Legal Costs

To be met by the incoming tenant.

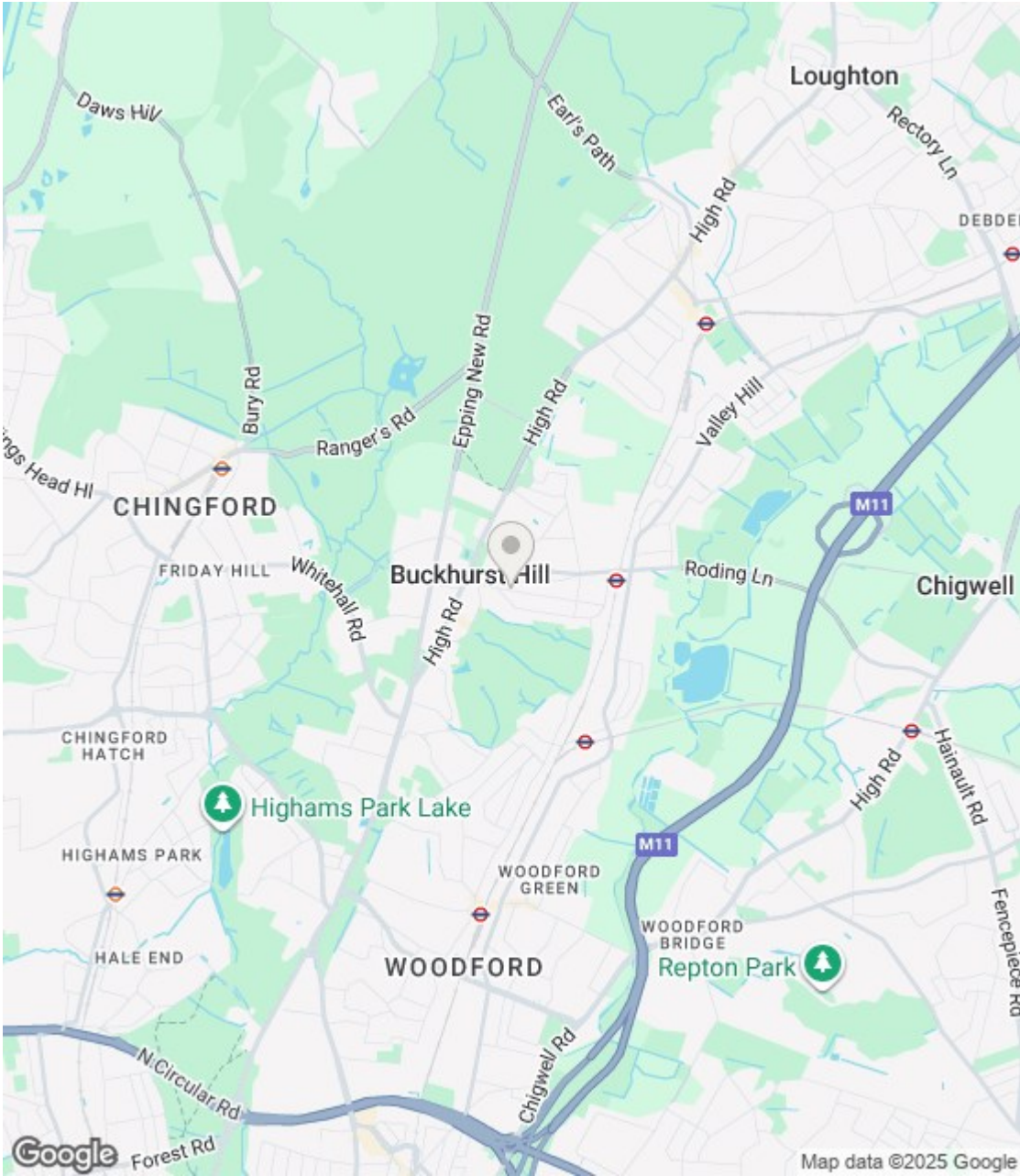
Viewings

Strictly through Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate of C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



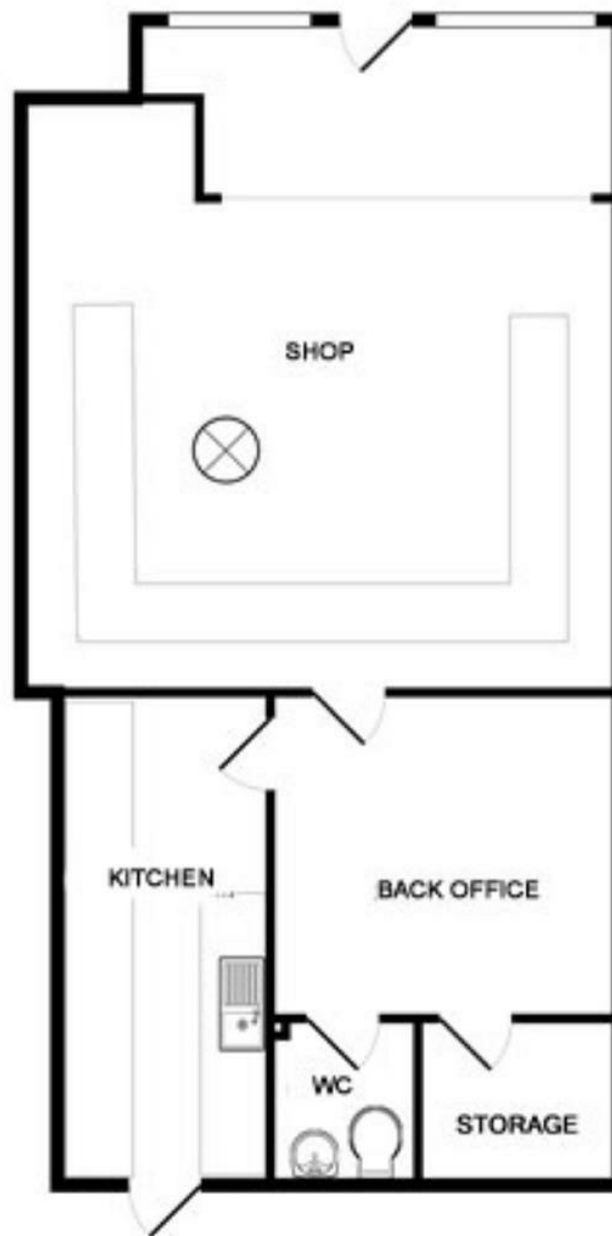
CLARKE
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COMMERCIAL