



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£445,000

- Freehold premises
- Shop & studio apartment
- Suitable for investors & owner-occupiers
- Includes parking
- Buckhurst Hill location
- Unique building
- Rental income - £29,483 pa
- Recently reduced

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REGENCY HOUSE, KINGS PLACE, BUCKHURST HILL, ESSEX, IG9 5EB



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.

COMMERCIAL

Location

Situated on Kings Place, which intersects with 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. 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 shop, currently trading as a hair salon, with a self-contained 1st floor studio apartment above. The premises benefit from a parking space which is allocated to the shop. The accommodation is more particularly described as follows:

Shop:

Sales area: 265 sq ft (24.6 sq m); Kitchen: 20 sq ft (1.9 sq m).
Toilet facilities also included as well as 1 allocated parking space.

1st floor studio:

Open plan living area with modern kitchen; sleeping area with separate shower room.

All measurements quoted are approximate only.

Tenancies

Shop: let on an annual rolling agreement at a rent of £15,083 per annum.
Studio: currently rented out from December 2025 at a rent of £14,400 per annum.

Current rental income - £29,483 per annum.

Terms

The freehold is available, subject to the tenancy agreements on the shop and the studio apartment, for £445,000.

Business Rates

Epping Forest Council have informed us of the following in respect of the shop:

2023 Rateable Value: £10,500

2025/26 UBR: £0.499

2025/26 Rates Payable: £5,239.50

Tenants may benefit from Small Business Relief and interested parties are advised to contact the local authority to ascertain current rate liability.

Council Tax

The studio apartment is within Council Tax Band B.

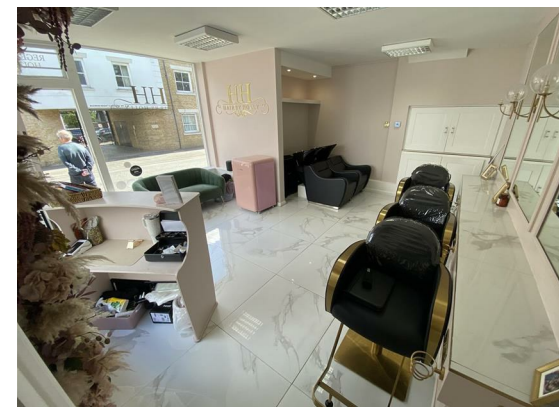
Viewings

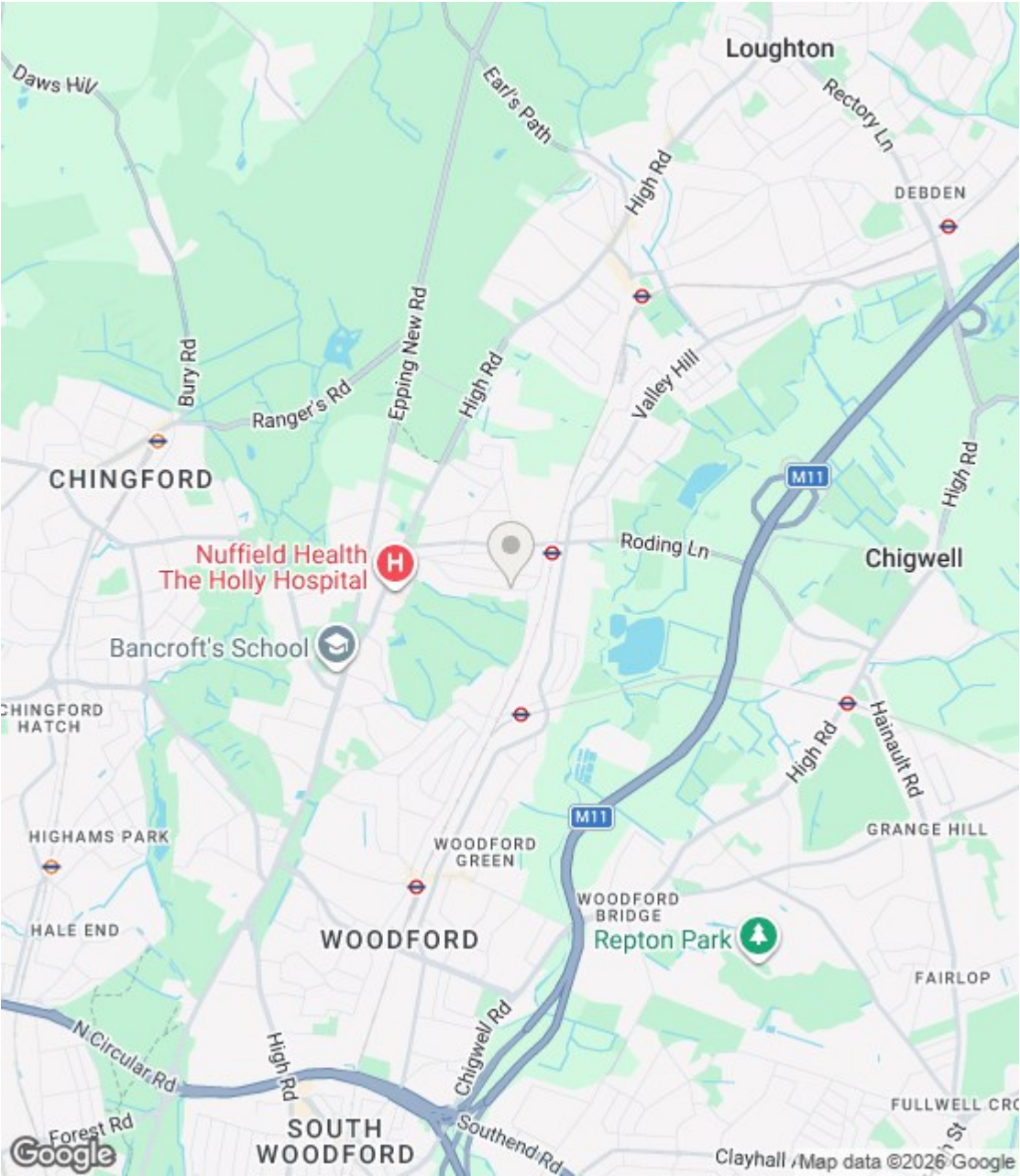
Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The shop has an Energy Performance Certificate rating of D. The studio apartment has an Energy Performance Certificate rating of D.

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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	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

