

INCORPORATING...

brian **dadd** commercial

FOR SALE

£650,000

- Freehold shop & flat for sale
- Suitable for investors or owner occupiers
- Includes forecourt
- Includes rear car park
- Queens Road location
- Development potential (STPP)
- Recently reduced

180 QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9 5BD



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 has traded as a hair salon for many years. Above the shop is a self-contained 1-bedroom flat and to the rear is a car park. The premises may be suitable for redevelopment and/or reconfiguration, subject to gaining the necessary consents and vacant possession of the shop and/or flat. The accommodation is more particularly described as follows:

Shop: Sales area: 302 sq ft (28.1 sq m); Store: 18 sq ft (1.7 sq m); Ancillary 1: 189 sq ft (17.6 sq m); Ancillary 2: 105 sq ft (9.8 sq m); Kitchenette: 26 sq ft (2.4 sq m); WC.

Flat: Living room, bedroom, kitchen & bathroom/WC.

Forecourt.

Car park.

All areas quoted are approximate only.

Tenancies

Shop: the shop is currently held on a full repairing and insuring lease, outside of the Landlord and Tenant Act 1954, which expires in December 2026.

Flat: the flat is currently vacant.

Terms

The freehold is available, subject to the lease on the shop and vacant possession of the flat, for £650,000.

Business Rates

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

2023 Rateable Value: £12,000

2025/26 UBR: £0.499

2025/26 Rates Payable: £5,988

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

Council Tax

The flat is within Band C.

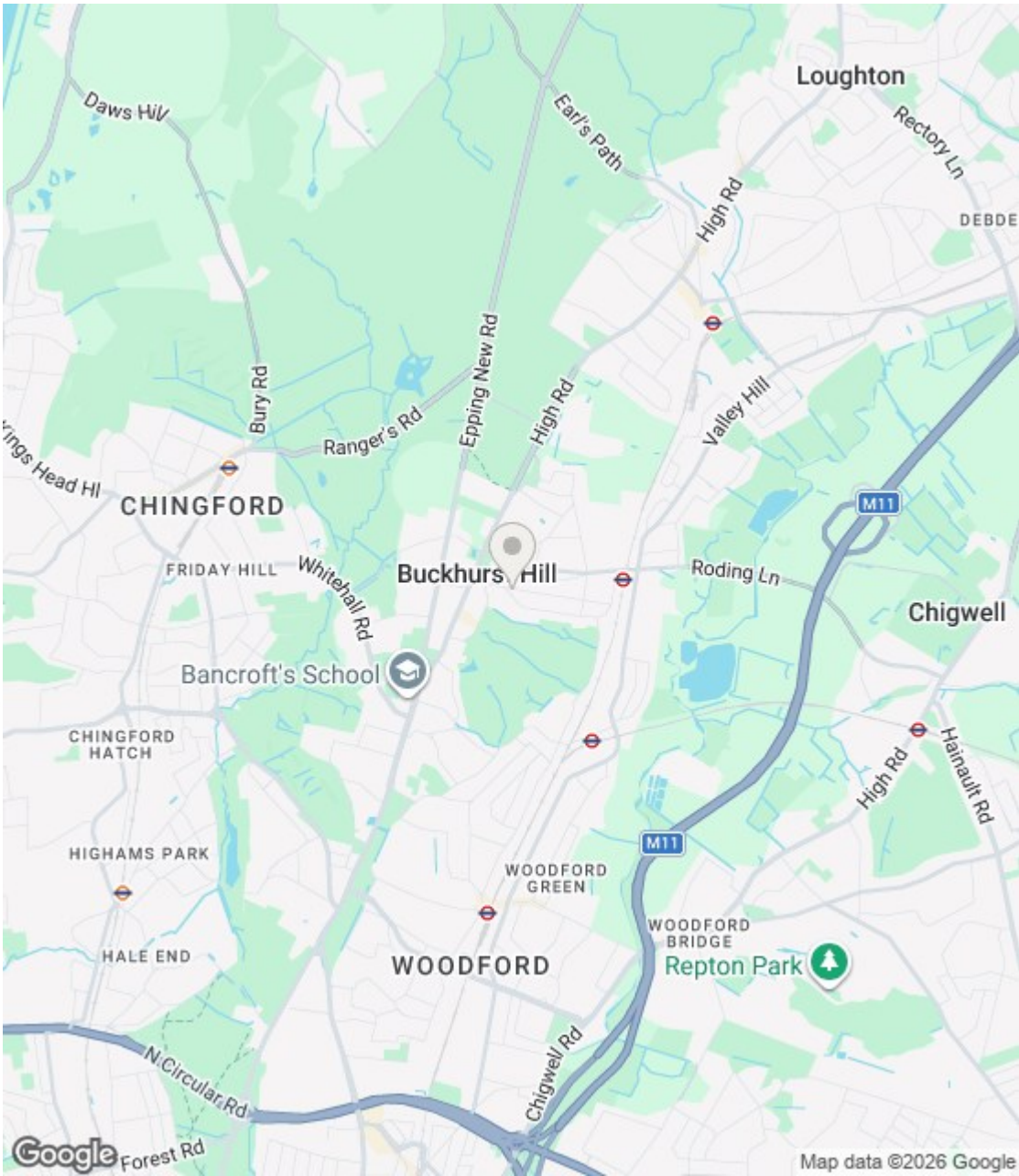
Viewings

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

EPCs

The shop has an EPC rating of E, while the flat has an EPC rating of D.





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		
	68	73
England & Wales	EU Directive 2002/91/EC 	



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HILLYER

EST 1885

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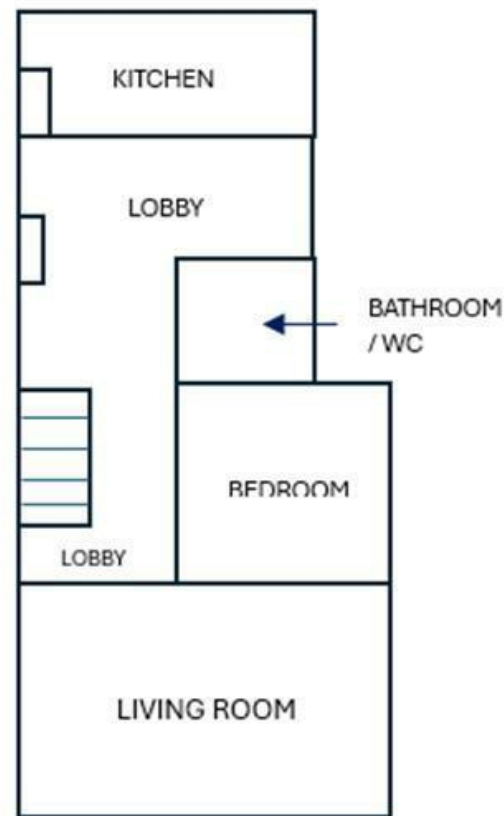
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GROUND FLOOR



FIRST FLOOR

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

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