



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£1,350,000

- Freehold development opportunity
- Currently comprising 3 shops with a maisonette above
- Planning consent granted for a new scheme comprising 2 shops & 6 flats
- Queens Road location
- Includes rear yard for parking
- Recently Reduced

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

149-151A 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.

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Location

Situated on Queens Road, the main commercial and shopping area of Buckhurst Hill, which comprises numerous cafes and restaurants as well as a variety of 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 3 vacant lock-up shops which form part of an established parade. Above the shops is a self-contained maisonette which is also vacant. At the rear of the property is a yard which is used for parking and this is accessed via Westbury Lane. The premises are more particularly described as follows:

149 Queens Road: Sales area: 398 sq ft (37 sq m). Basement: 310 sq ft (28.8 sq m). W/c.
149a Queens Road: Sales area: 359 sq ft (33.4 sq m). Ancillary: 935 sq ft (86.9 sq m). W/c.
151 Queens Road: Sales area: 258 sq ft (24 sq m). Basement: 286 sq ft (26.6 sq m). W/c.
151a Queens Road: 1st & 2nd floor maisonette (not inspected).

All measurements quoted are approximate only.

Planning

Planning consent has been granted (Ref: EPF/0117/25) for a scheme comprising 2 shops and 6 flats (3 x 1 bedroom, 3 x 2 bedroom) with associated bicycle store, refuse facilities and landscaping. The vendor is proposing to submit another planning application to add a 7th flat to the consented scheme and further details are available upon request.

Terms

The freehold, subject to vacant possession, is available for £1,350,000.

Business Rates

Epping Forest District Council have informed us of the following:

149 Queens Road: 2023 Rateable Value: £13,000.
149a Queens Road: 2023 Rateable Value: £14,500.
151 Queens Road: 2023 Rateable Value: £11,750.

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

Viewings

Strictly through sole agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have the following Energy Performance Certificate ratings: 149 Queens Road: D; 149a Queens Road: D; 151 Queens Road: E; 151a Queens Road: D.



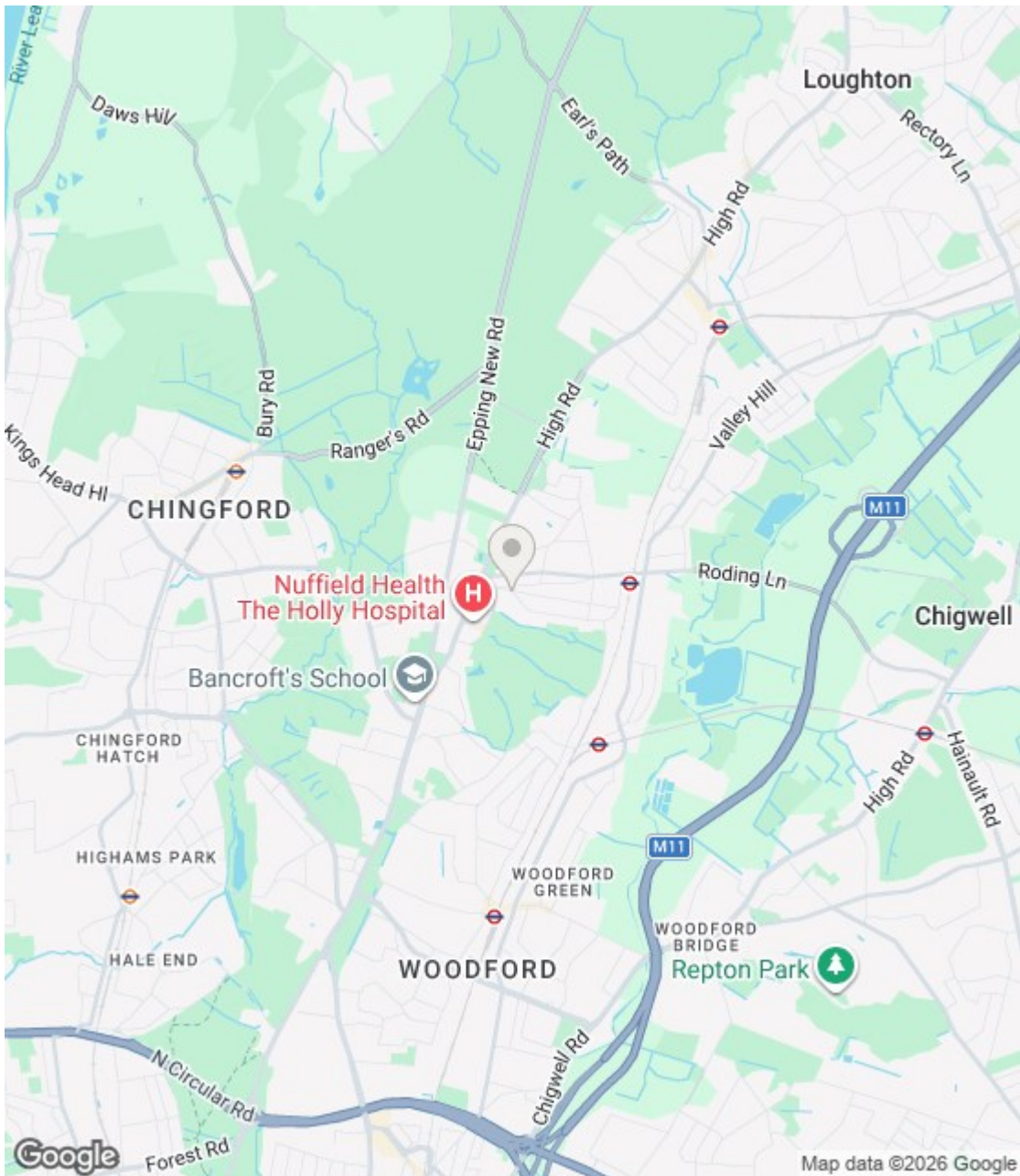
ONT (SOUTH) ELEVATION



EAR (NORTH) ELEVATION



E (EAST) ELEVATION



1E (WEST) ELEVATION

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



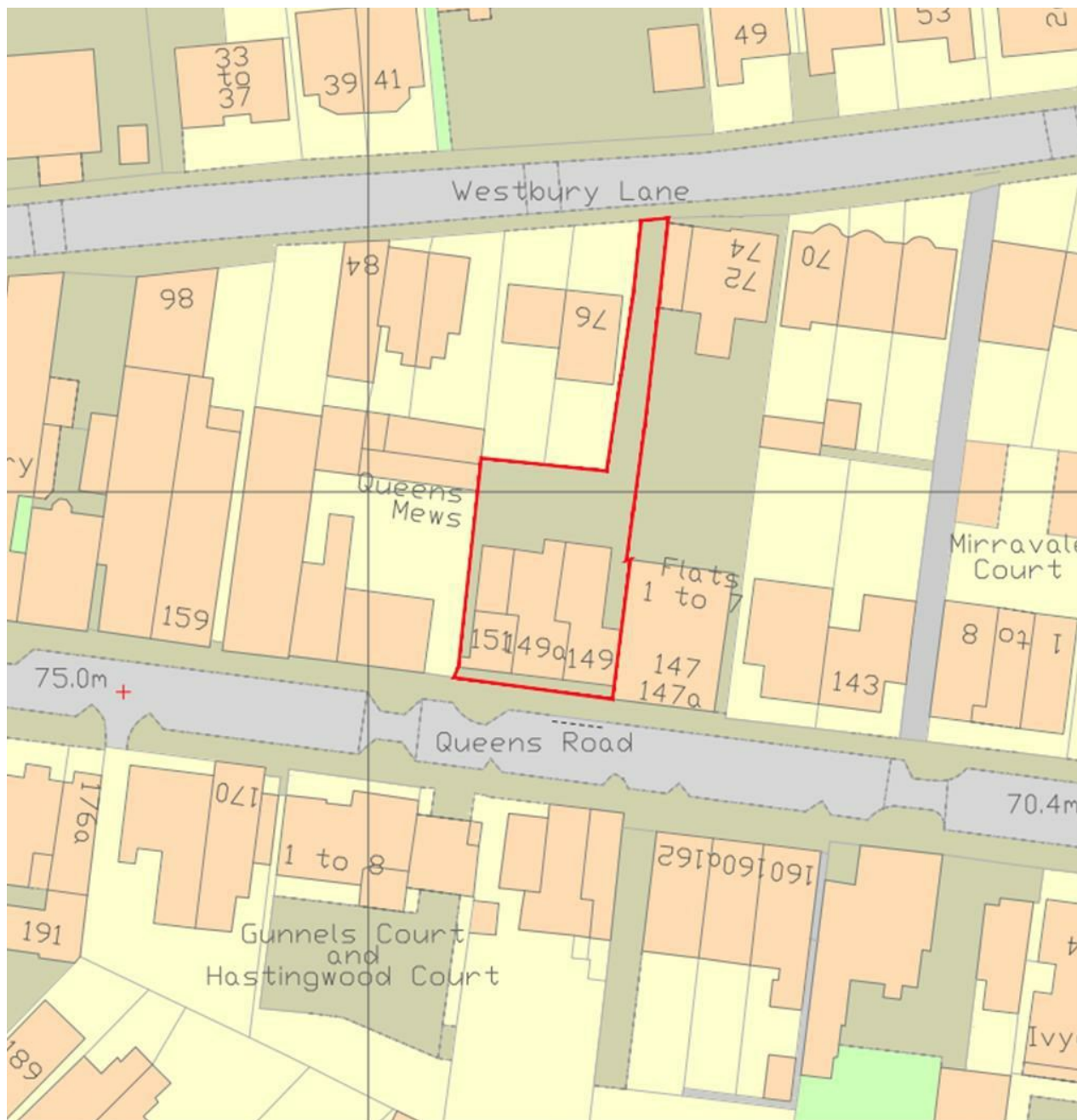
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