

Ref: S72

Double Fronted Lock Up Shop TO LET

Or

Shop and First Floor Offices FOR SALE



**77 Queens Road, Buckhurst
Hill, Essex. IG9 5BW.**

LOCATION:

The property is situated in this sought after Queens Road trading position. The shop is located within reasonable walking distance of Buckhurst Hill's Central Line Station and surrounded by local and multiple traders including Waitrose Supermarket. Queens Road is well known for its retail and leisure facilities including many high end fashion shops. It leads through to the A121 High Road, providing access to Loughton Town Centre in one direction and accessed also to the main A11 Epping New Road which in turn leads through to Woodford in the alternate direction.

DESCRIPTION:

The property comprises a substantial double fronted glazed shop with a GIA of approx 1,731 sqft (160.84 sqm) which has traded as a fancy dress hire shop for many years. The property benefits from a suspended ceiling, kitchen area, W.C. rear access and parking for 2 vehicles at the rear. The property has A1 retail use and is available To Let upon a new full repairing and insuring lease, the terms of which are to be agreed or For Sale Freehold including the first floor offices let at £12,000 p.a.x. 10 years from December 2017 with a tenant only break/review December 2022.

**N.B.**

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.



AMENITIES:

- **DOUBLE FRONTED LOCK UP SHOP**
- **GROSS INTERNAL AREA 1,731 SQFT (160.84 SQM)**
- **SUSPENDED CEILING**
- **KITCHEN AREA**
- **W.C. FACILITIES**
- **REAR ACCESS**
- **CAR PARKING FOR 2 VEHICLES AT REAR**

TERMS:

The property is offered To Let upon a new full repairing and insuring Lease, the terms of which are to be agreed.

RENT:

£28,500 p.a.x.

PRICE:

Offers in excess of £685,000

RATES

PAYABLE:

Approximately £12,000 p.a.for the shop only.

EPC RATING:

TBC

REFERENCES:

Land Commercial Surveyors Ltd charges a fee of £125.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

**ANTI MONEY
LAUNDERING**

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS: To be paid by the ingoing tenants.

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Sole agency

LAND COMMERCIAL SURVEYORS LTD
020 8498 8080



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.