

**TO LET**

**42 QUEENS ROAD  
BUCKHURST HILL  
ESSEX  
IG9 5BY**

**653 sq.ft. (60.67 sq.m.)  
Plus first floor office & stores  
of 326 sq.ft. (30.25 sq.m.)**



## Location

Buckhurst Hill is located approximately 17 miles north east of Central London and approximately 3.7 miles south west of junction 27 of the M25 motorway via junction 6 of the M11.

The subject building is located in the heart of Queens Road which is a vibrant and popular local destination and the main commercial and shopping district within Buckhurst Hill.

Local occupiers include Waitrose, Costa Coffee and Prezzo as well as a number of highly fashionable boutiques, cafes, restaurants and salons.

Additionally, the general area has become somewhat of a hub for design and home improvements with a number of architectural practices and lifestyle shops and showrooms opening in the vicinity.

Buckhurst Hill (Central Line) is within easy walking distance providing quick and easy access to the City and West End. There are also good road links to A12, M11 and A406 North Circular Road.

The subject property is situated on the south side of Queens Road directly opposite Waitrose supermarket.



## Accommodation

Available accommodation comprises of a ground floor air conditioned lock up shop with first floor office/stock room. To the rear is a kitchenette and single WC together with a back door leading out on to a private garden.

Overall the ground floor is in good decorative order. The building has the following approximate dimensions and floor areas:

Internal width -	9'2"	2.79m
Shop depth -	70'	21.33m

	Sq.ft.	Sq.m.
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Ground floor inc WC & kitchenette	653	60.67
First floor office/stores	326	30.25

Floor areas taken from VO website and cannot be relied upon. Interested parties are encouraged to make their own enquiries in this regard.



## Terms

### Tenure

Leasehold. A new lease is to be granted directly from the Freeholder for a term to be agreed subject to periodic rent reviews where necessary.

### Rent

£20,000 per annum exclusive. Rent is to be paid quarterly in advance on the usual quarter days.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### Business rates

Interested parties are advised to make their own enquiries in this regard.

### Legal Costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

### Possession

January 2021

### EPC

An EPC has been commissioned and will be available shortly.

### Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

### Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

### Viewing:

**Strictly** by arrangement via this office

# ADAM STEIN & CO

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