

**RARELY AVAILABLE
FOR SALE**

**FORMER DOCTORS
SURGERY**

**90 CHERRY TREE RISE
BUCKHURST HILL
IG9 6EX**

**c540 sq.ft. (c50 sq.m.)
GIA**

Location

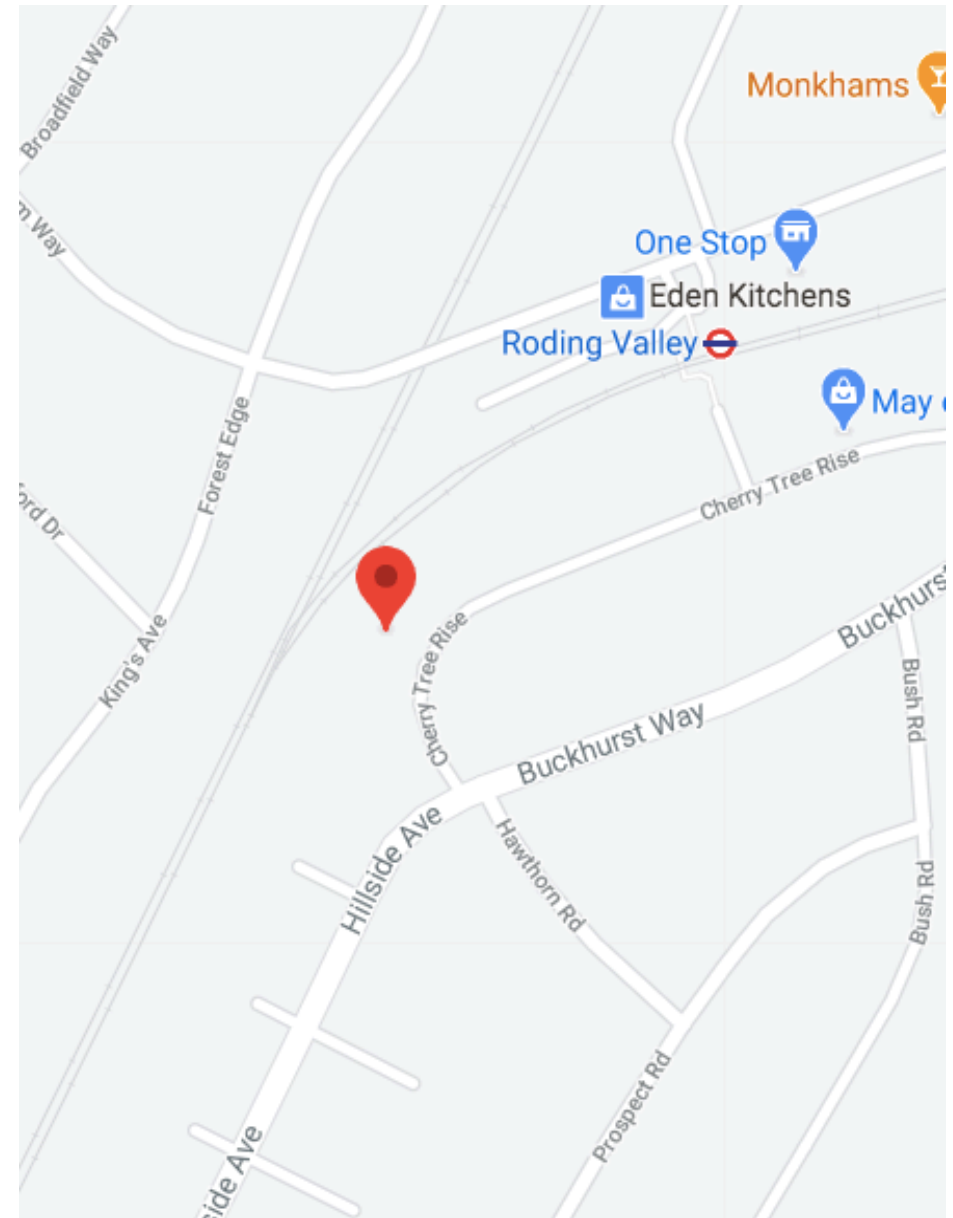
The building is situated in a unique location in Cherry Tree Rise close to the junction with Buckhurst Way.

Roding Valley (Central Line) underground station is moments away providing quick and easy access to the City and West End. Approximate journey times as follows:

Liverpool Street – 23 minutes

Oxford Circus – 33 minutes

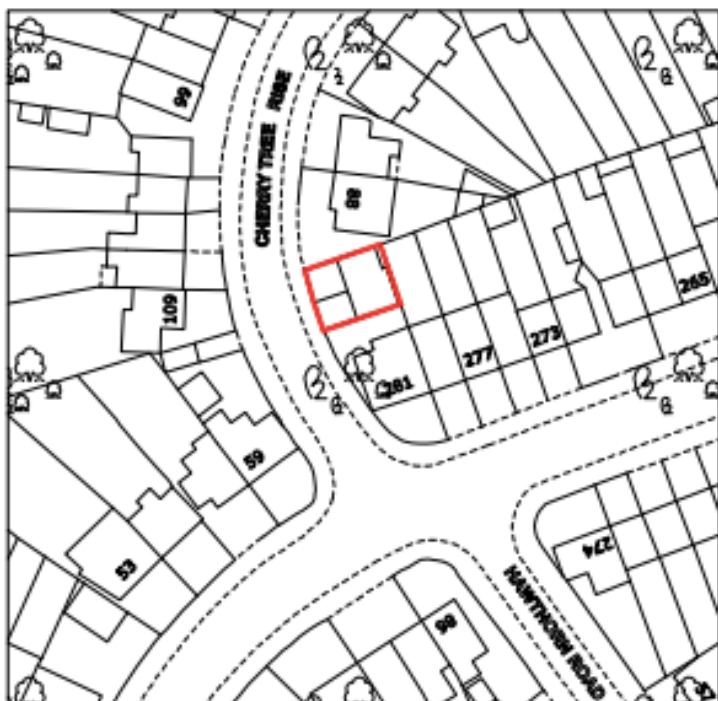
Information provided by TfL website



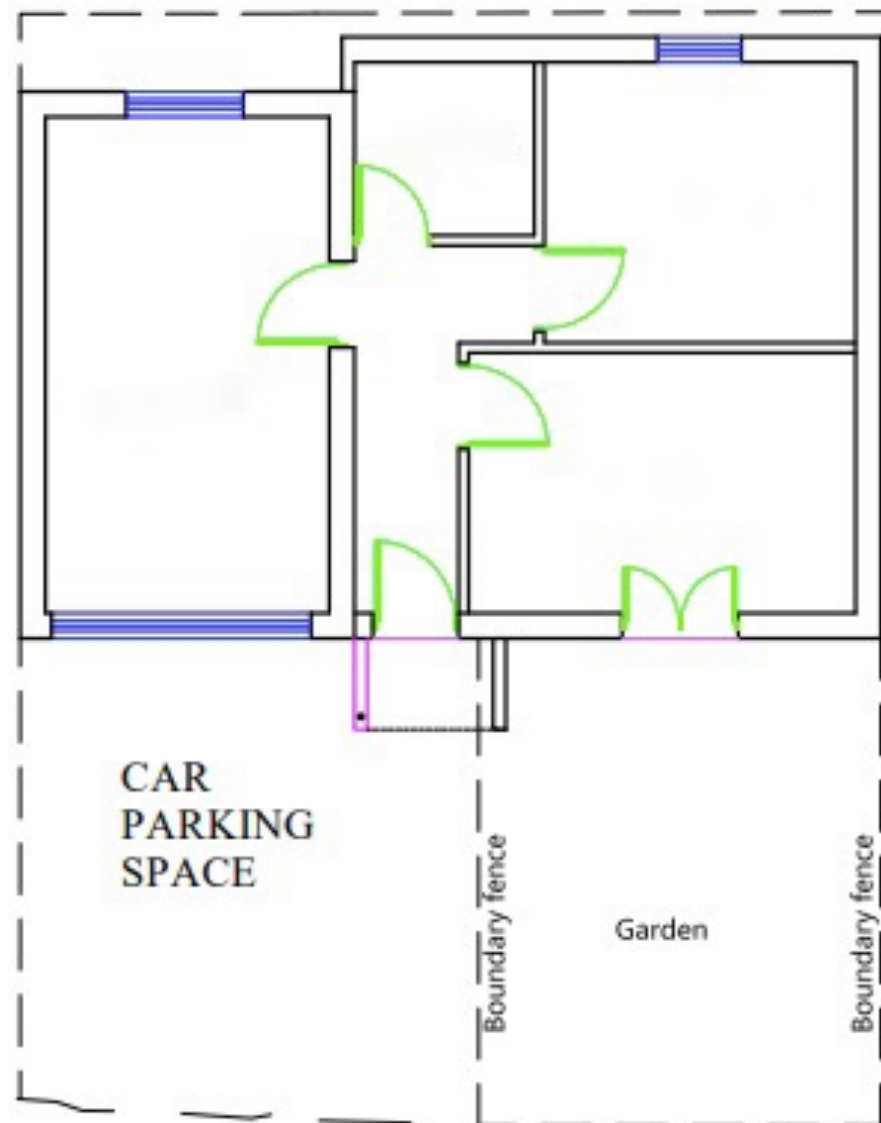
Accommodation

Available accommodation comprises of a detached single storey commercial building most recently used as a doctors surgery under D1 use. The premises are divided into 3 principle rooms together with a kitchen and a bathroom. To the front of the building is a forecourt capable of accommodating 1x vehicle as well as a front garden area.

The building appears to be in reasonable condition and has an approximate floor area of 540 sq.ft. (50 sq.m.).



Indicative floor plan not to be relied upon for any scale



Terms

Tenure

Freehold. The premises are to be sold on a freehold basis with full vacant possession upon completion.

Price

Unconditional offers in excess of £175,000 are being sought.

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.

Legal Costs

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

Planning

We understand that the premises have the benefit of 'doctors surgery' under D1 use. Planning permission was recently refused on appeal for change of use to a single 2x bedroom dwelling under application 1237/19. A copy of the refusal notice is available upon request.

EPC

An EPC 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 sole agents as above.