

Fully Let Mixed Use Investment

FREEHOLD FOR SALE

- Fully let mixed-use investment
- Ground floor commercial unit with four self-contained residential units
- Total current rental income of £102,000 pax
- Prominent position on Queens Road, Buckhurst Hill
- Commercial lease running to 17 December 2032
- Rent review due 18 December 2026
- Freehold
- Offers in the region of £1,800,000

15 Queens Road
Buckhurst Hill, Essex IG9 5BZ



Location

Buckhurst Hill is an affluent and highly regarded suburb in south west Essex, positioned on the edge of Epping Forest and offering convenient access into Central London. Queens Road is the town's principal shopping street and established commercial thoroughfare, home to a strong mix of independent retailers, restaurants and national operators, including **Waitrose**. The property is situated within close proximity to Buckhurst Hill Underground Station on the Central line, providing direct access into the City and West End

Description & Accommodation

The property comprises a fully let mixed-use investment consisting of a ground floor commercial unit together with four self-contained residential units arranged above and to the rear. The commercial unit extends to approximately 71.5 sq m (770 sq ft) and is let until 17 December 2032, with a rent review due in December 2026. The residential accommodation comprises a 2-bedroom house and three x 1-bedroom flats. The freehold interest is offered for sale subject to the existing tenancies.

Tenancy Schedule

15 Queens Road, Buckhurst Hill, Essex IG9 5BZ

Unit	Description	Area	Term	Rent
Shop	Ground floor commercial unit	71.5 sq m (770 sq ft)	18.12.23 to 17.12.32 Review 18.12.26	£24,000 pa
1A	2 bedroom house	69 sq m (743 sq ft)	Until 17.09.26	£25,200 pa
1B	1 bedroom first floor flat	56 sq m (603 sq ft)	Until 19.08.26	£18,000 pa
1C	1 bedroom second floor flat	56 sq m (603 sq ft)	Until 18.12.26	£19,200 pa
1D	1 bedroom third floor flat	37 sq m (399 sq ft)	Until 25.07.24	£15,600 pa
Total current rental income				£102,000 pa

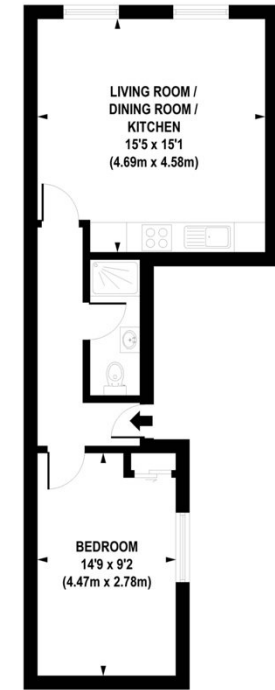
* The tenancy expiry date for Unit 1D is shown as provided and should be verified.

Tenure

Freehold subject to existing tenancies

Price

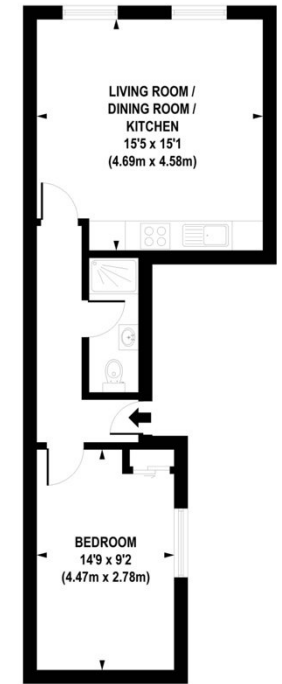
Offers sought in the region of **£1,800,000** subject to contract



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 455 sq. ft / 42.23 sq. m



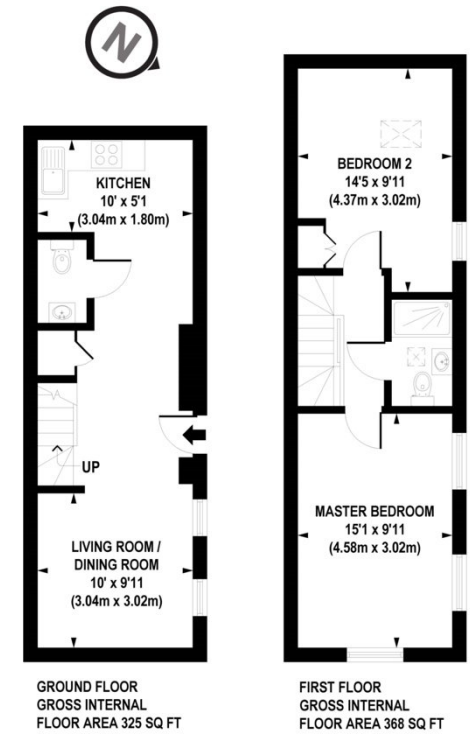
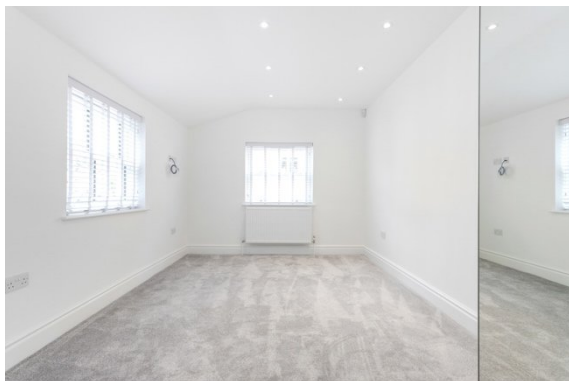
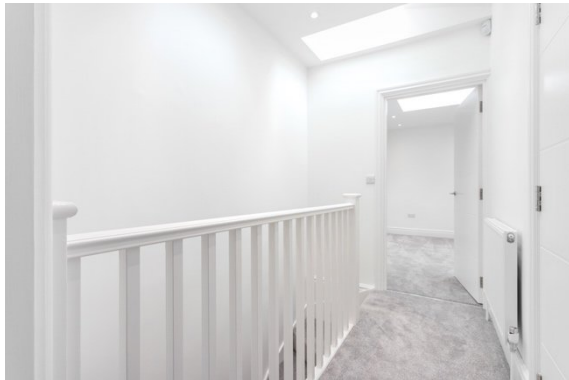


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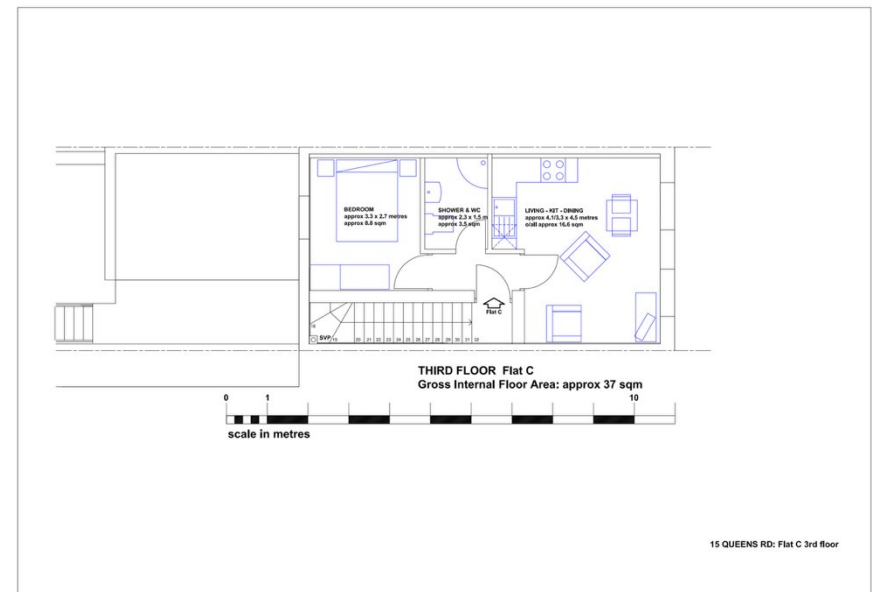
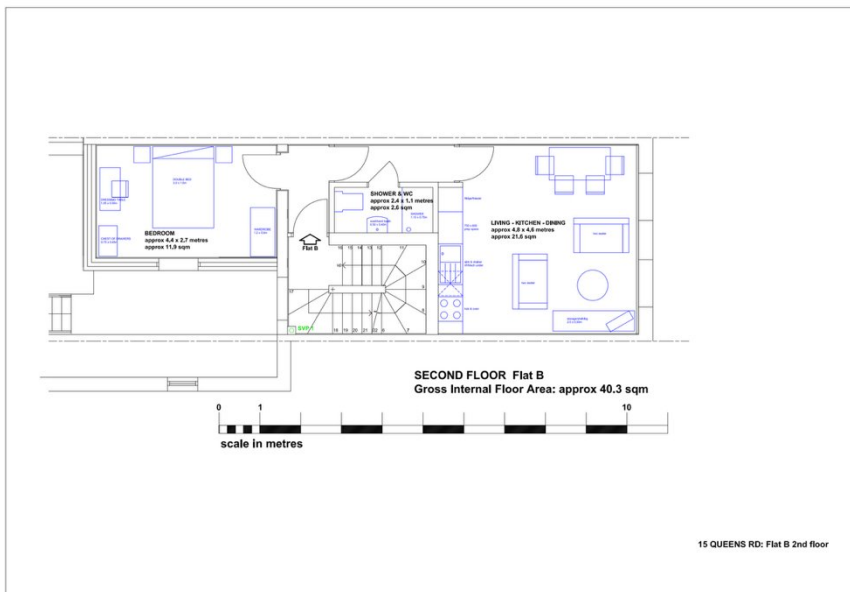
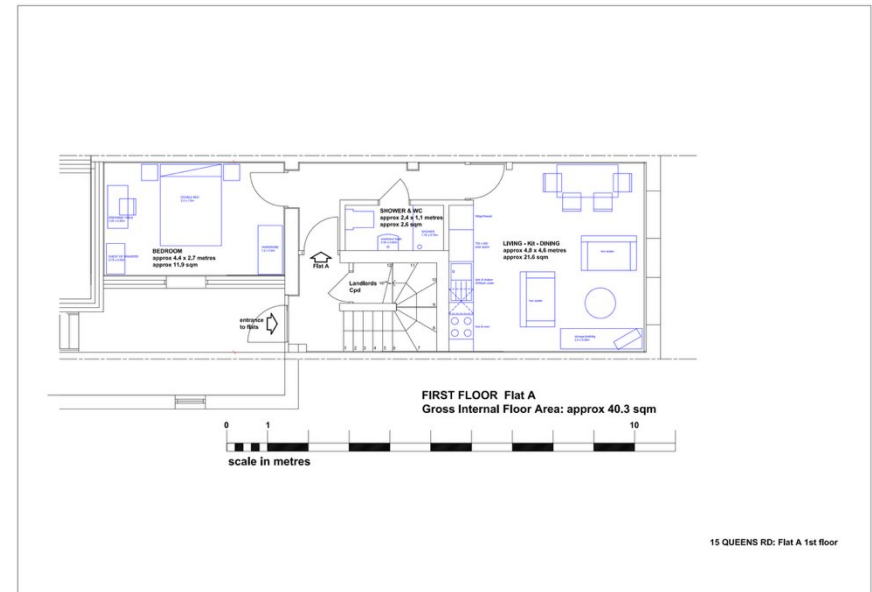
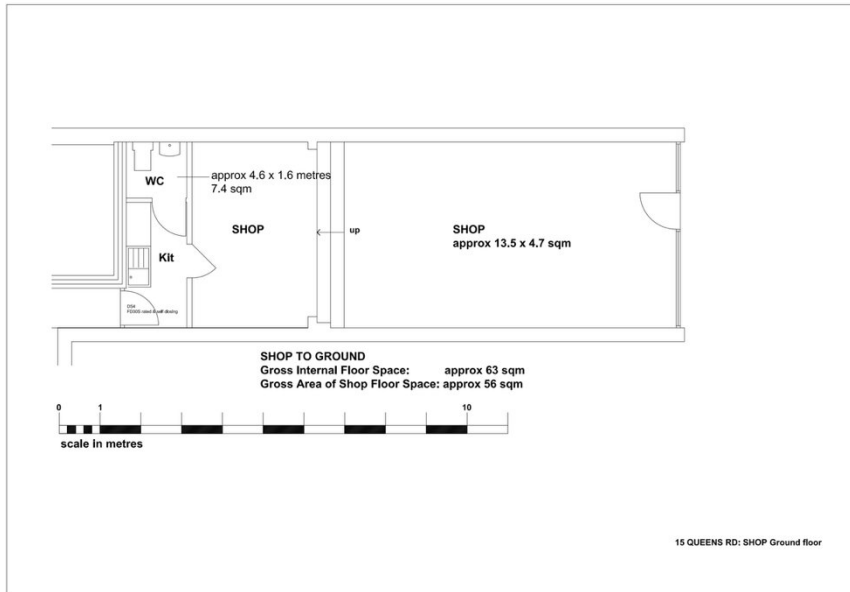


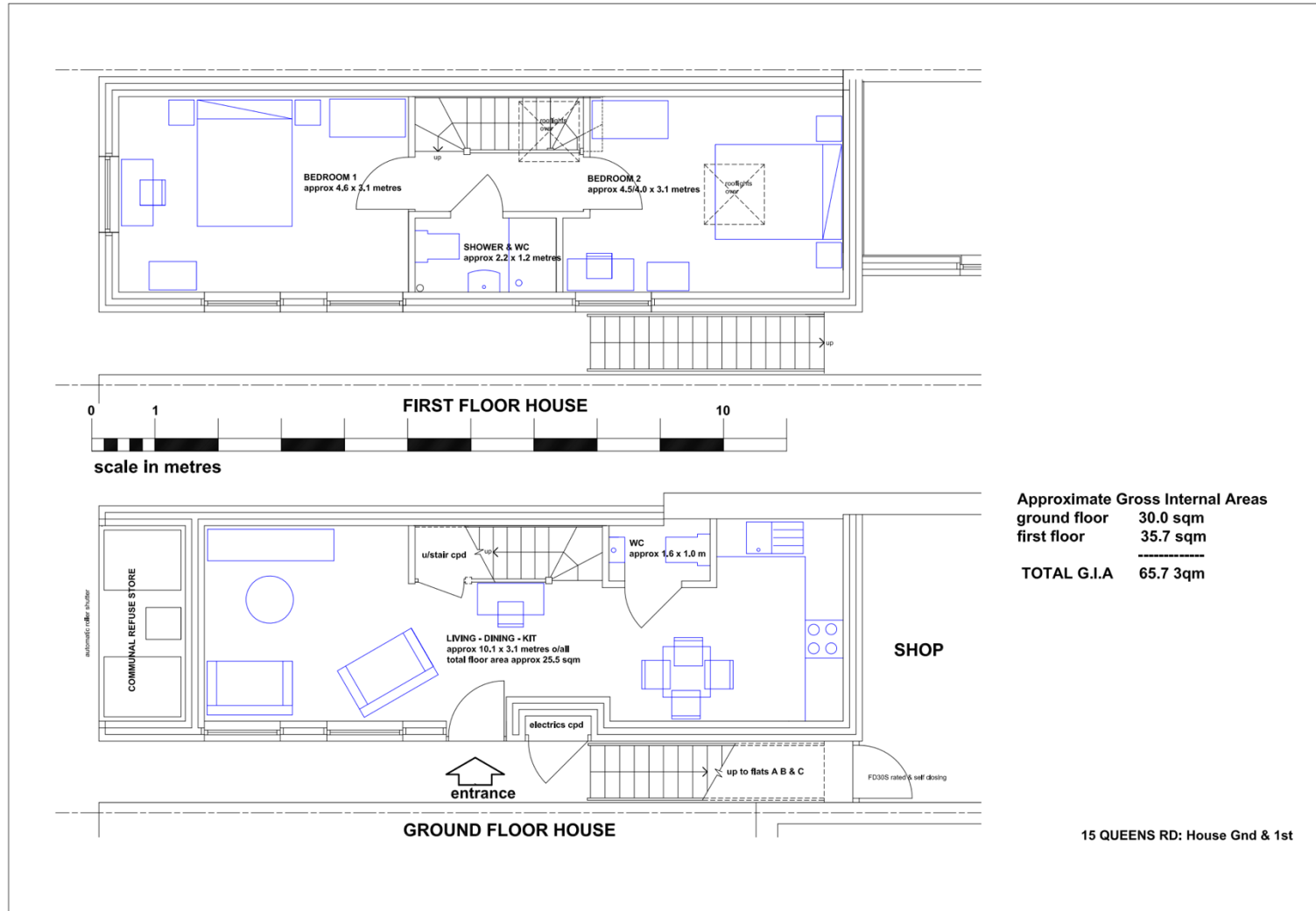


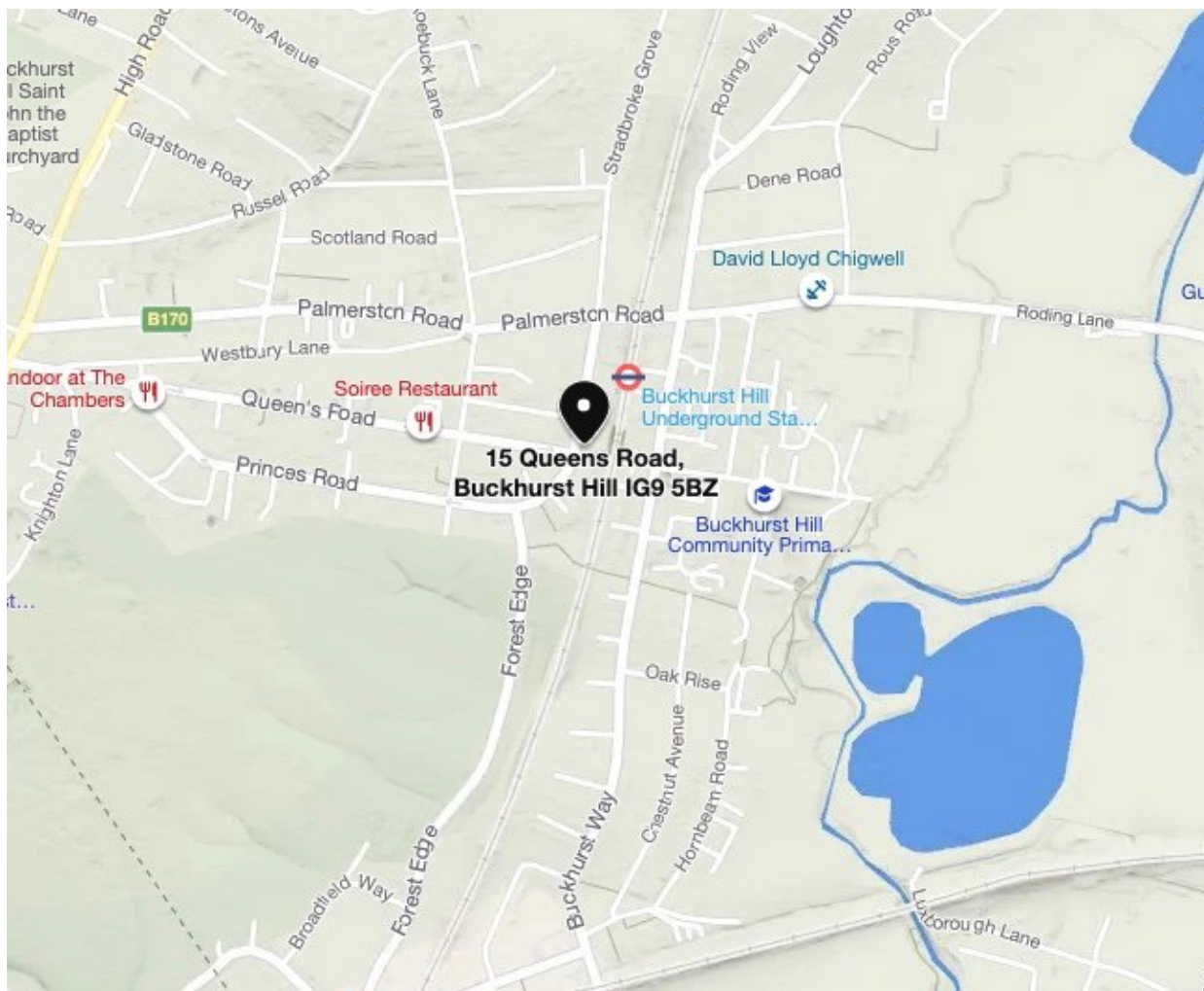


APPROX. GROSS INTERNAL FLOOR AREA 693 sq. ft / 64.40 sq. m







**Legal Costs:**

Each party to bear their own legal costs incurred in the transaction.

AML/KYC Checks

Under Anti-Money Laundering Regulations, the purchaser will be required to provide satisfactory identification and proof of funds. A charge of £350 + VAT may be payable for the necessary AML / KYC checks.

Holding Deposit

Purchasers wishing to secure the property may be required to pay a holding deposit of £3,000, subject to contract. The deposit will be held in our client account until completion. Terms relating to its retention or refund will be confirmed prior to payment.

Viewing strictly by appointment via sole agents

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