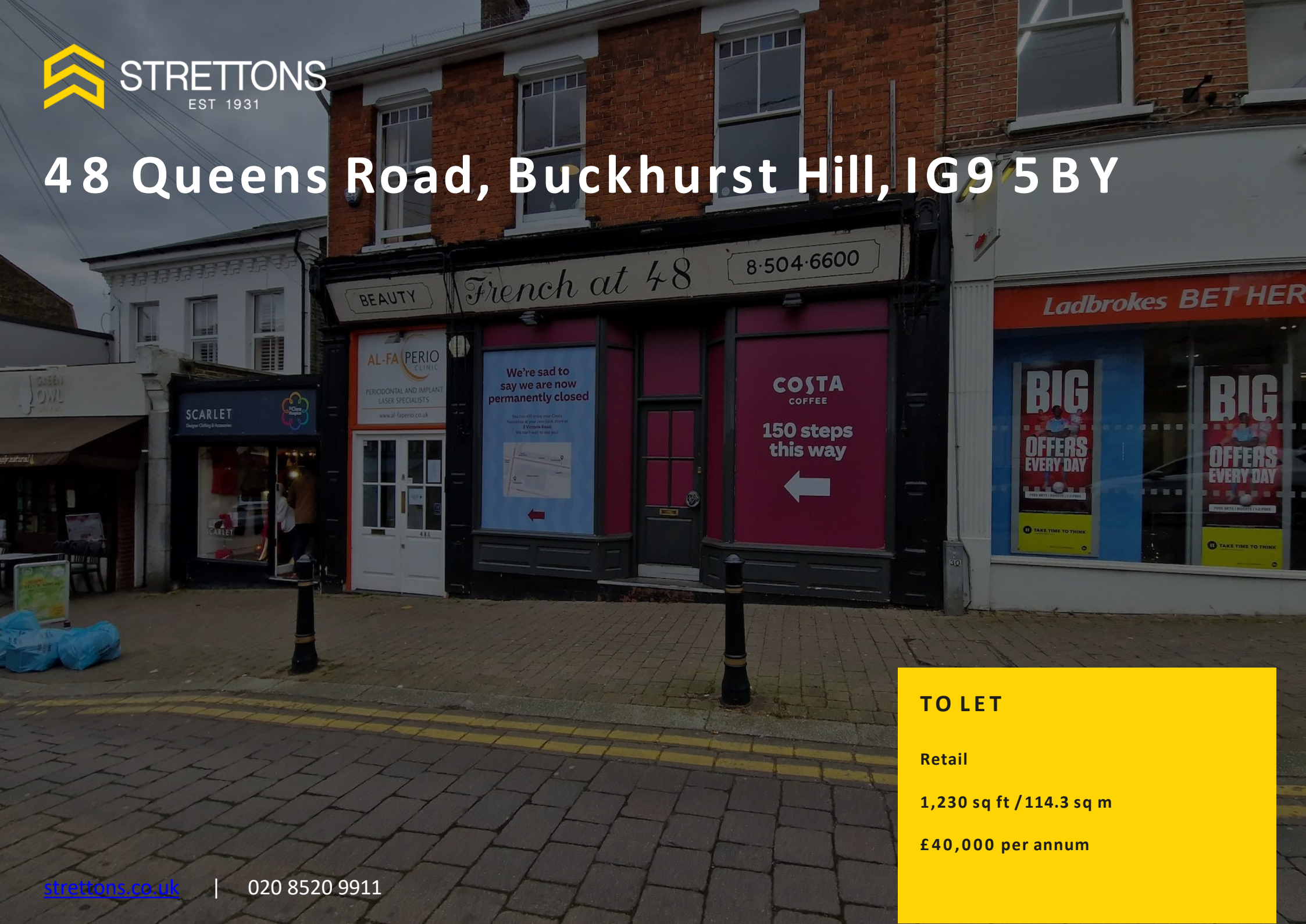


48 Queens Road, Buckhurst Hill, IG9 5BY



TO LET

Retail

1,230 sq ft / 114.3 sq m

£40,000 per annum

To Let

Retail Class E use



- Prominent location
- Large rear garden
- A3/A5 Restaurant use
- Situated close to a number of local deli bars
- Available by way of an assignment of existing lease from August 2009 to August 2029 thus 5 years unexpired.

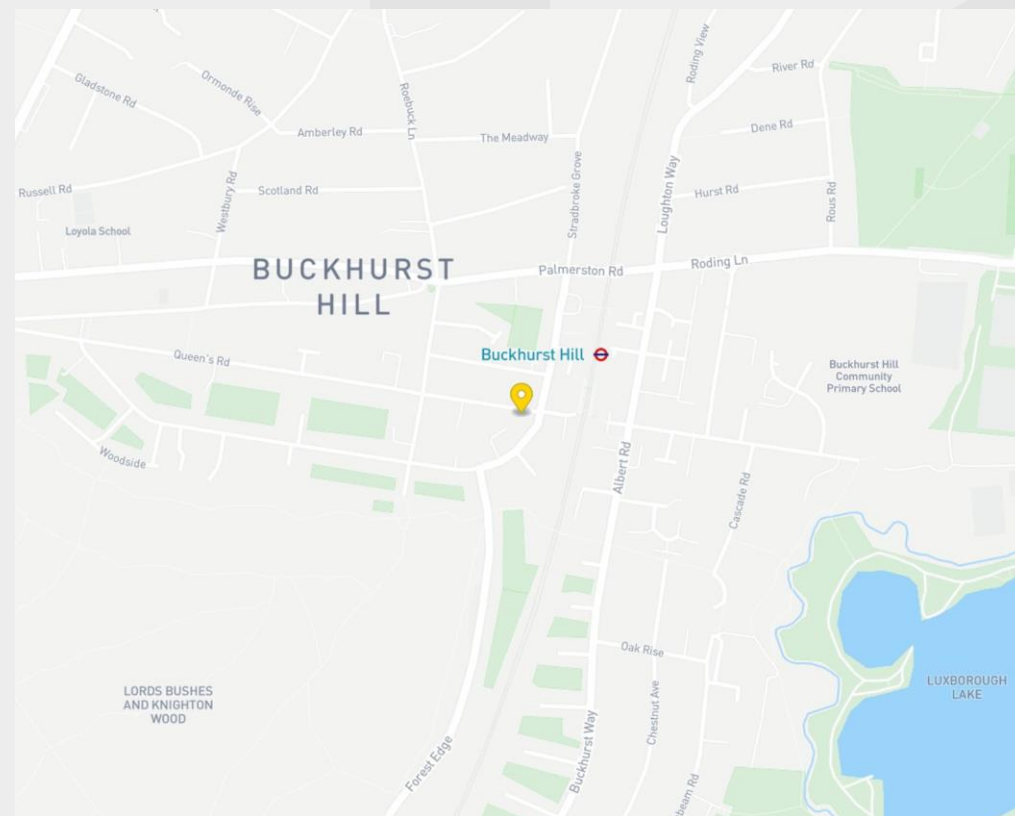


Description

A well located shop with established restaurant/café use in a popular area. The premises benefits from a large rear garden area which was used for extra seating/play area for children. There are separate WC and kitchen facilities. There is also a rare patio/conservatory making a great seating area.

Location

Situated in the heart of Queens Road, which is the main commercial and shopping area of Buckhurst Hill, there are a number cafes and restaurants as well as many multiple 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 or the M25 at Waltham Abbey.



Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	Availability
Ground	1,230	114.3	£14.15 /sq ft	Available

Tenure

Assignment

EPC

D (99)

VAT

Upon enquiry

Configuration

Not Fitted

Contacts

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