



Queens Road, Buckhurst Hill, IG9 5BD





£2,000 Per Month

- PRIME RETAIL LOCATION
- RETAIL SHOP
- POTENTIAL OTHER USES STP
- FORECOURT AREA
- ASSIGNMENT OF EXISTING LEASE

Situated in a sought after location is this Retail shop with forecourt area to the front. The property is located amongst various shops including popular restaurants and cafe's.

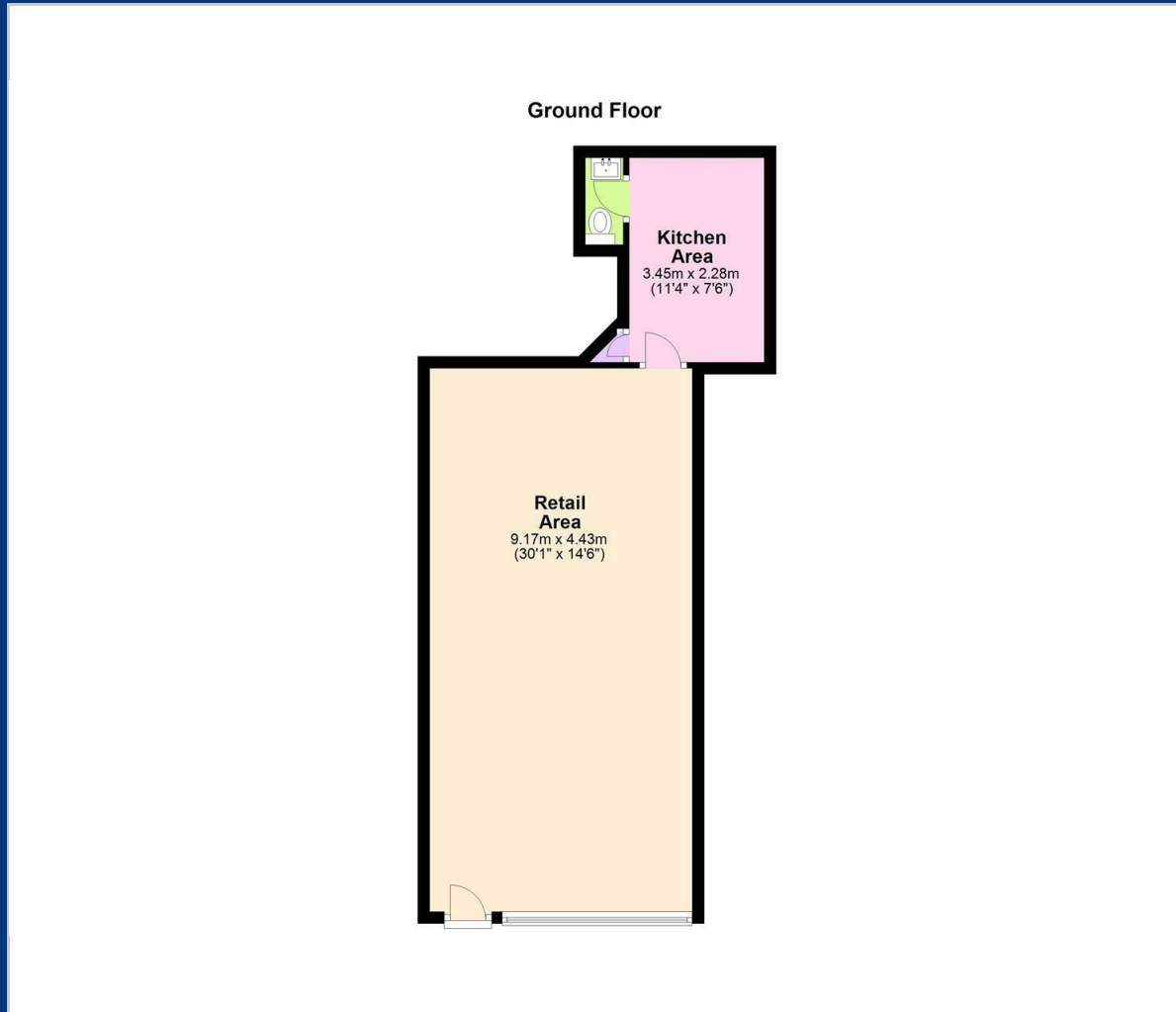


Retail Area

Kitchen

WC

## Floor Plan



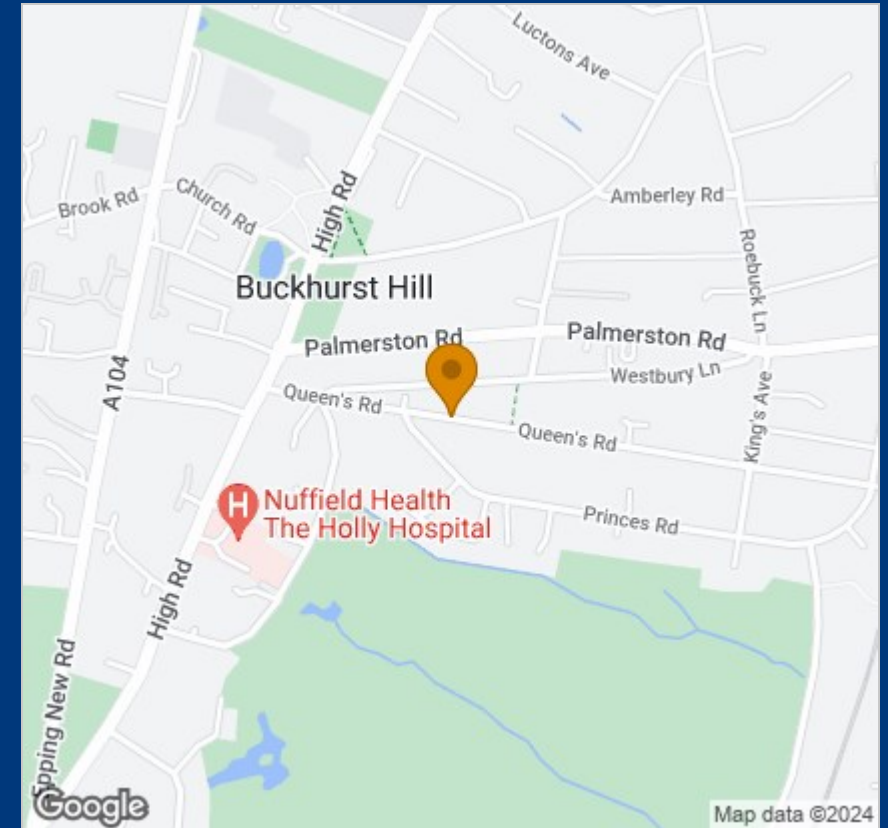
## Viewing

Please contact our Buckhurst Hill Office on +4420 8559 2211 if you wish to arrange a viewing appointment for this property or require further information.

**IMPORTANT NOTICE:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Local Authority: Epping Forest District Council  
Council Tax Band:  
Service Charge:  
Ground Rent: