

Lot 34, 61 Queens Road, Buckhurst Hill,

Essex IG9 5BU

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential & Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Commercial, Residential & Development Opportunity

- Vacant ground floor shop and garage with large, vacant 1-bed flat above
- Includes large rear garden (Approx. 2,350 sq ft)
- Development and Change of Use Opportunities (subject to consents)
- Less than 200 yards from Buckhurst Hill Underground Station (Central Line)
- Affluent Commuter Suburb
- Nearby occupiers include Waitrose, Costa and an eclectic mix of local retailers and restaurants
- VAT not applicable

Lot

34

Auction

25th September 2024

Vacant Possession

Status

Available

Sector

High Street
Retail/Residential/Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles

2 miles west of Chigwell, 3 miles south-west of Loughton, 12 miles north-east of Central London

Roads

A104, A112, A406, M11 (Junction 5)

Rail

Buckhurst Hill (Central Line)

Air

London City Airport, London Stansted Airport

Situation

The property is situated to the north of Queens Road in the heart of Buckhurst Hill, less than 200 yards from Buckhurst Hill Underground Station (Central Line). Nearby occupiers include Waitrose Supermarket, Costa and an eclectic mix of local retailers and restaurants.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a ground floor shop and garage, with a large one bedroom flat arranged on first floor. The property benefits from a large garden to the rear.

VAT

VAT is not applicable to this lot.

Viewings

There will be two accompanied viewings ahead of our auction, on Friday 13th September and Friday 20th September both from 3pm to 4pm. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	
Ground	Retail/Ancillary		69.31	(746)	VACANT
First	Residential - 1-bed flat		66.52	(716)	
Garage	Ancillary		26.20	(282)	
Total			162.03	(1,744)	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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Rear Garden

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2024