## **Essex IG9 5BU**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)





Freehold Commercial, Residential & Development Opportunity

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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 Auction

34 25th September 2024

### Vacant Possession

Status Available

**Auction Venue** 

### Sector

High Street

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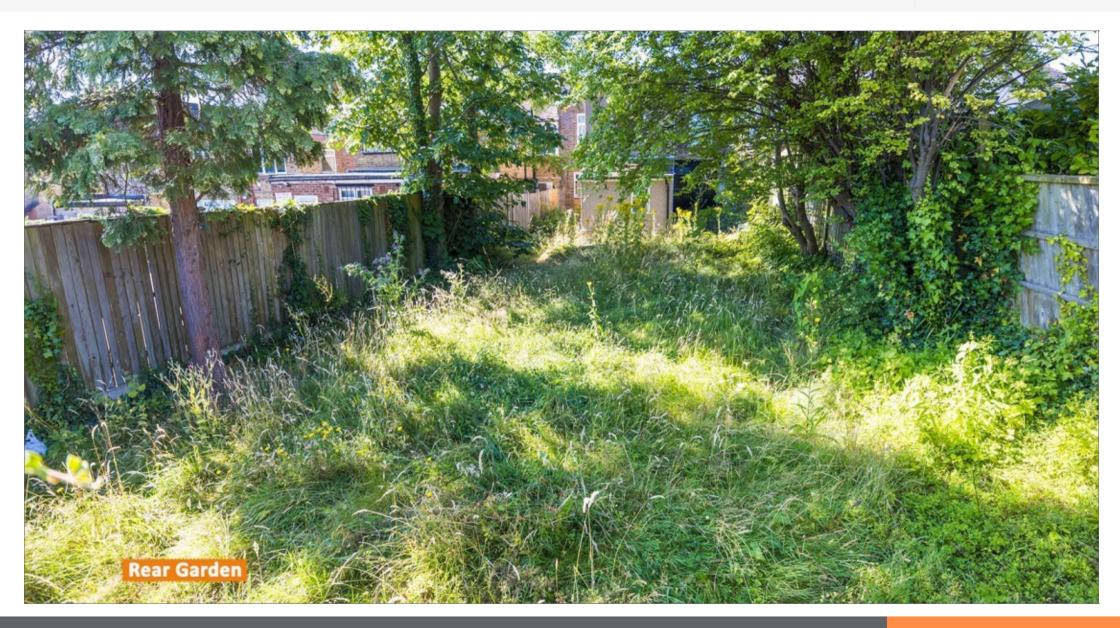


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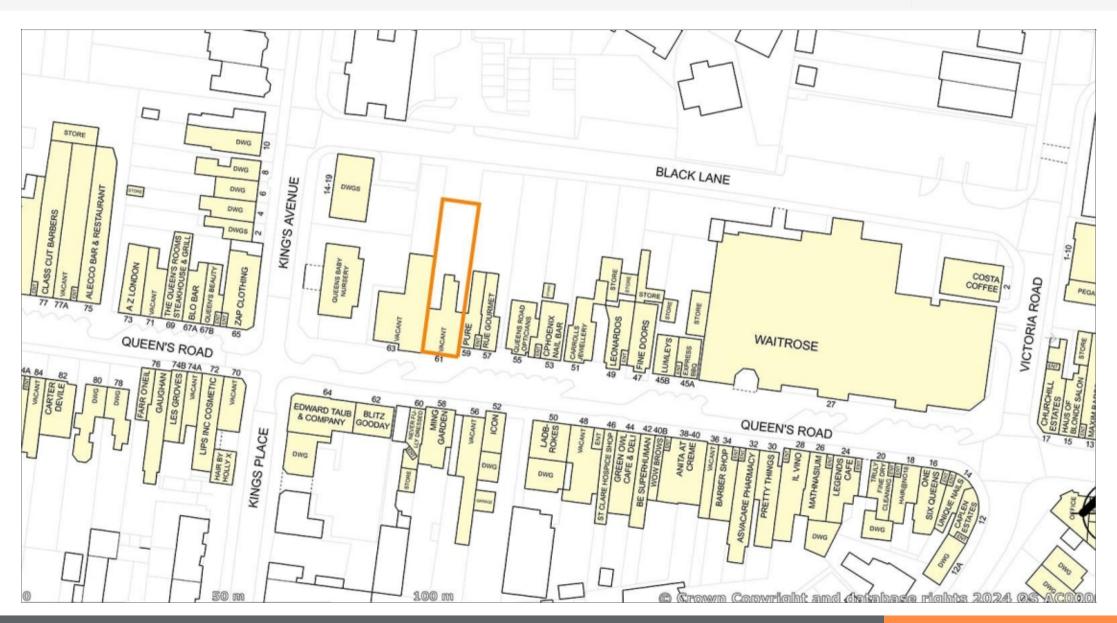


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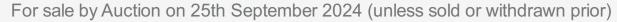
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### **Contacts**

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