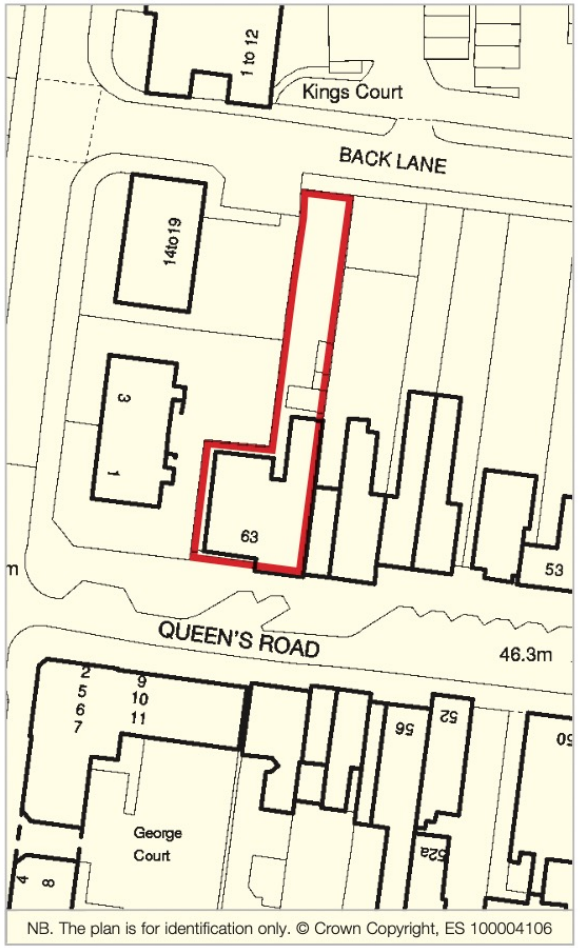
63, Queens Road, Buckhurst Hill, Essex, IG9 5BU

Not to Scale
Indicative Plan



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VOA Floor Areas

Restaurant floor areas

Description	Area m²/unit	£ per m²/unit	Value
Ground floor restaurant	84.2	£335.00	£28,207
Ground floor restaurant	66.1	£335.00	£22,144
Ground floor kitchen	29.6	£234.50	£6,941
Ground floor public toilets	4.1	£167.50	£687
First floor public toilets	15.6	£117.25	£1,829
First floor chill store	2.9	£164.15	£476
First floor internal storage	3.3	£117.25	£387
First floor internal storage	12.8	£117.25	£1,501
First floor office	9.4	£164.15	£1,543
Basement floor store	26.3	£83.75	£2,203
Total	**254.3**		**£65,918**

Additional details

Description	Area m²/unit	£ per m²/unit	Value
Outdoor display/seating area	96.4	£5.00	£482
Air conditioning system	150.3	£7.00	£1,052
Total			**£1,534**

Valuation

Total value	**£67,452**
Rateable value (rounded down)	**£67,000**