



**38 BRIDGE STREET, PINNER, HA5 3JF**

**£30,000 PER ANNUM EXCLUSIVE**

## LOCATION

The property is situated in the heart of Pinner. Pinner Metropolitan Line Station is within a few minutes walk. Nearby retailers include Marks & Spencer Food Store, Sainsbury's, Lidl, Boots, Clarks and Wenzel's.

## DESCRIPTION

The property comprises of a self-contained ground floor accommodation previously occupied by a firm of solicitors. Ground floor 700 sq ft.

## ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor Open Plan Office  
Two Further Partitioned Offices  
Inner Office  
Kitchen, Toilet and lobby to rear door

## TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

## RENT

£30,000 per annum exclusive

**NEW LEASE AVAILABLE**

**EXCELLENT LOCATION**

**SUITABLE FOR A VARIETY OF USES**

**PINNER**

**SELF CONTAINED GROUND FLOOR**

**£30,000 PA EXCLUSIVE**

## RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £22,900

Rates payable £11,427 (2021/22)

For verification purposes, prospective occupiers are advised to make their own enquiries.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of E (117)

## VIEWING

Strictly by appointment through VDBM on 01923 845222.

**DRAFT DETAILS AWAITING CLIENT APPROVAL**