

T: 01923 845222 E: property@vdbm.co.uk W: www.vdbm.co.uk



38 BRIDGE STREET, PINNER, HA5 3JF

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

£30,000 PER ANNUM 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

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.