

VDBM

Chartered Surveyors

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28-30 HIGH STREET PINNER, HA5 5PW



LOCATION

The Property is situated in the heart of the historic Pinner High Street very close to Marks & Spencer Food Store and Sainsbury's. Pinner Metropolitan Line Station is within a few minutes' walk. There is metered parking on the street and various car parks nearby. Please see over for location plan.

DESCRIPTION

The property comprises a two storey period building and is available either as the ground floor only or the ground and first floor combined.

The property falls within the new Class E of the Use Classes Order and would although currently occupied as an estate agent, would suit retail, office, medical or educational use.

The approximate net internal floor areas are as follows:-

Ground Floor	471 sq ft
First Floor	<u>402 sq ft</u>
Total	873 sq ft

TERMS

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

- **SHOP TO LET**
- **1ST FLOOR ALSO AVAILABLE**
- **HIGH STREET LOCATION**
- **AVAILABLE SHORTLY DUE TO RELOCATION**

RENT

Ground Floor

£25,000 per annum exclusive.

Ground & 1st Floor

£35,000 per annum exclusive.

RATES

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

Rateable value £23,250

Under the current provisions, we understand no business rates will be payable for the year commencing 1st April 2020.

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

LEGAL COSTS

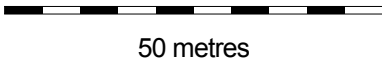
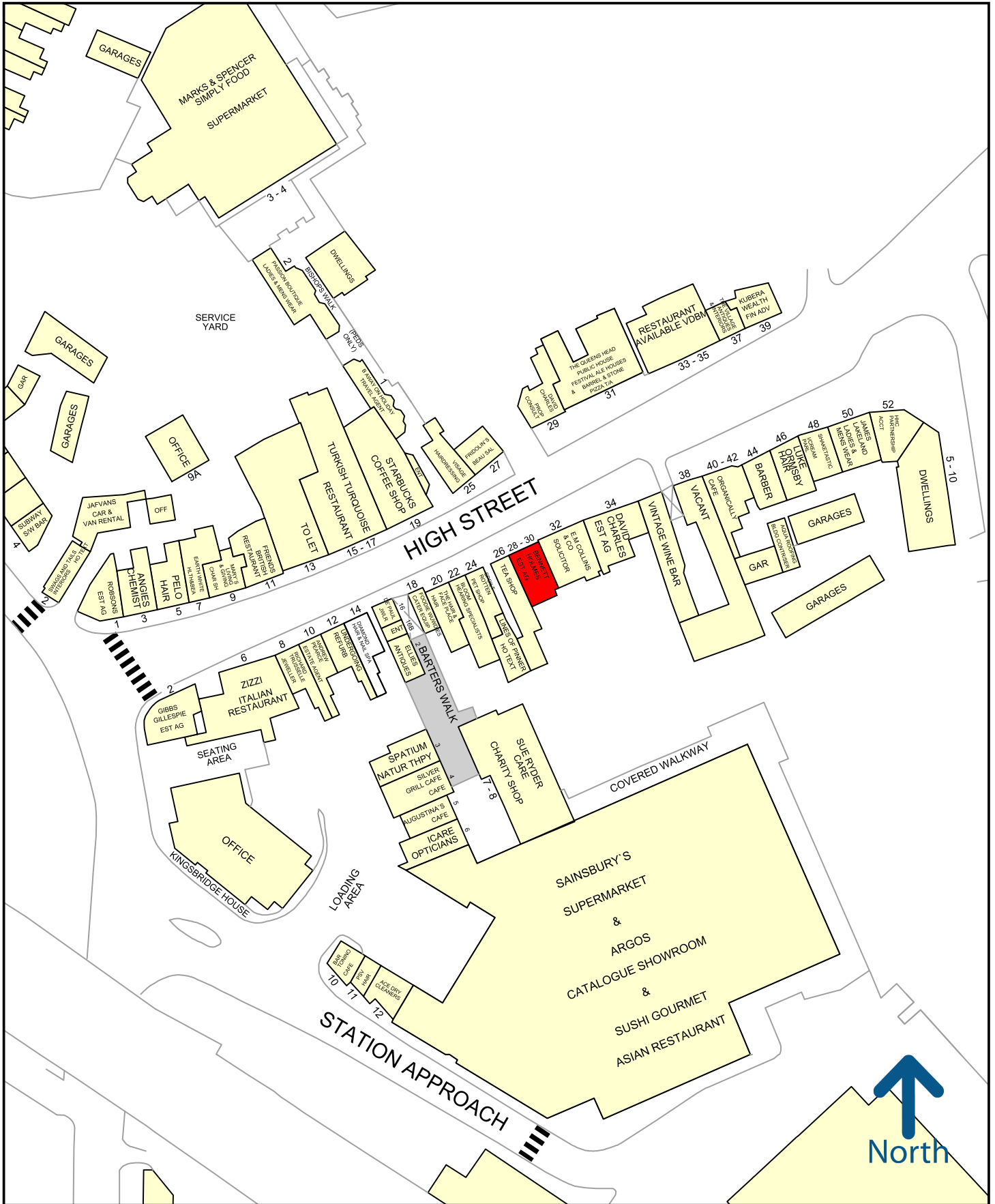
Ingoing tenant to pay both parties legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request.

VIEWING

Strictly by appointment through Joint Sole Agent David Wilson on 020 8423 5993 or VDBM on 01923 845222.



Experian Goad Plan Created: 30/09/2020
Created By: Van De Berg Management Ltd

