

VDBM

Chartered Surveyors

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22 HIGH STREET, PINNER, HA5 5PW

£25,000 per annum

SHOP TO LET

HISTORIC HIGH STREET LOCATION

697 SQ FT

RENT £25,000 PA (NO VAT)

LOCATION

Pinner High Street is a popular location with many historic buildings set in an attractive Conservation Area. Sainsbury's and Marks & Spencer Food Hall are nearby.

DESCRIPTION

Ground floor shop with net internal floor areas as follows:-

Shop	523 sq ft
Store	<u>174 sq ft</u>
Total	697 sq ft

The property is suitable for most Class E users including retail, office or medical. No takeaways. The property is a Grade II Listed Building.

TERMS

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

RENT

£25,000 per annum.

RATES

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

Rateable value £17,250

For verification purposes, prospective occupiers are advised to make their own enquiries as to the amount of rates payable.

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 D (94)

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.