

VDBM

Chartered Surveyors

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33 & 35 HIGH STREET PINNER, HA5 5PJ



- **WELL KNOWN RESTAURANT PREMISES TO LET**
- **MAY SUIT OTHER USES**
- **MIGHT SPLIT**

LOCATION

The property is situated in the historic Pinner High street in a prominent location adjoining the well known Queens Head Public House.

DESCRIPTION

The property has until recently been occupied by Pizza Express who have occupied the property for 25 years. The units are available either combined or separately.

The premises fall within the new Class E and would be suitable not only for another restaurant but other retail, office, healthcare or educational uses. The property is a Listed Building and in a Conservation Area and those factors may affect the use of the premises for alternative purposes.

ACCOMMODATION

33 High Street

Ground Floor Restaurant	489 sq ft
Ground Floor Rear Restaurant	158 sq ft
First Floor Restaurant Area	329 sq ft
First Floor Office / Store	136 sq ft

There is also a garden to the rear of the property.

35 High Street

Ground Floor Restaurant	764 sq ft
First Floor WCs	

Total 1,876 sq ft

TERMS

The property is available to let on new full repairing and insuring lease(s).

GUIDE RENTS

No. 33	£28,000 per annum
No. 35	£42,000 per annum
Combined	£70,000 per annum

VAT is not chargeable on the rents.

RATES

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

Rateable value £43,000

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

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

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

VIEWING

Strictly by appointment through VDBM on 01923 845222

DRAFT DETAILS AWAITING CLIENT APPROVAL