

1 & 2 OLD BARN, BLACKHORSE PARADE,  
PINNER, HA5 2EW

  
david charles  
property consultants

020 8866 0001

220 SQFT – 537 SQFT / 20 SQM – 50 SQM

A1 / A2 RETAIL UNITS – TO LET



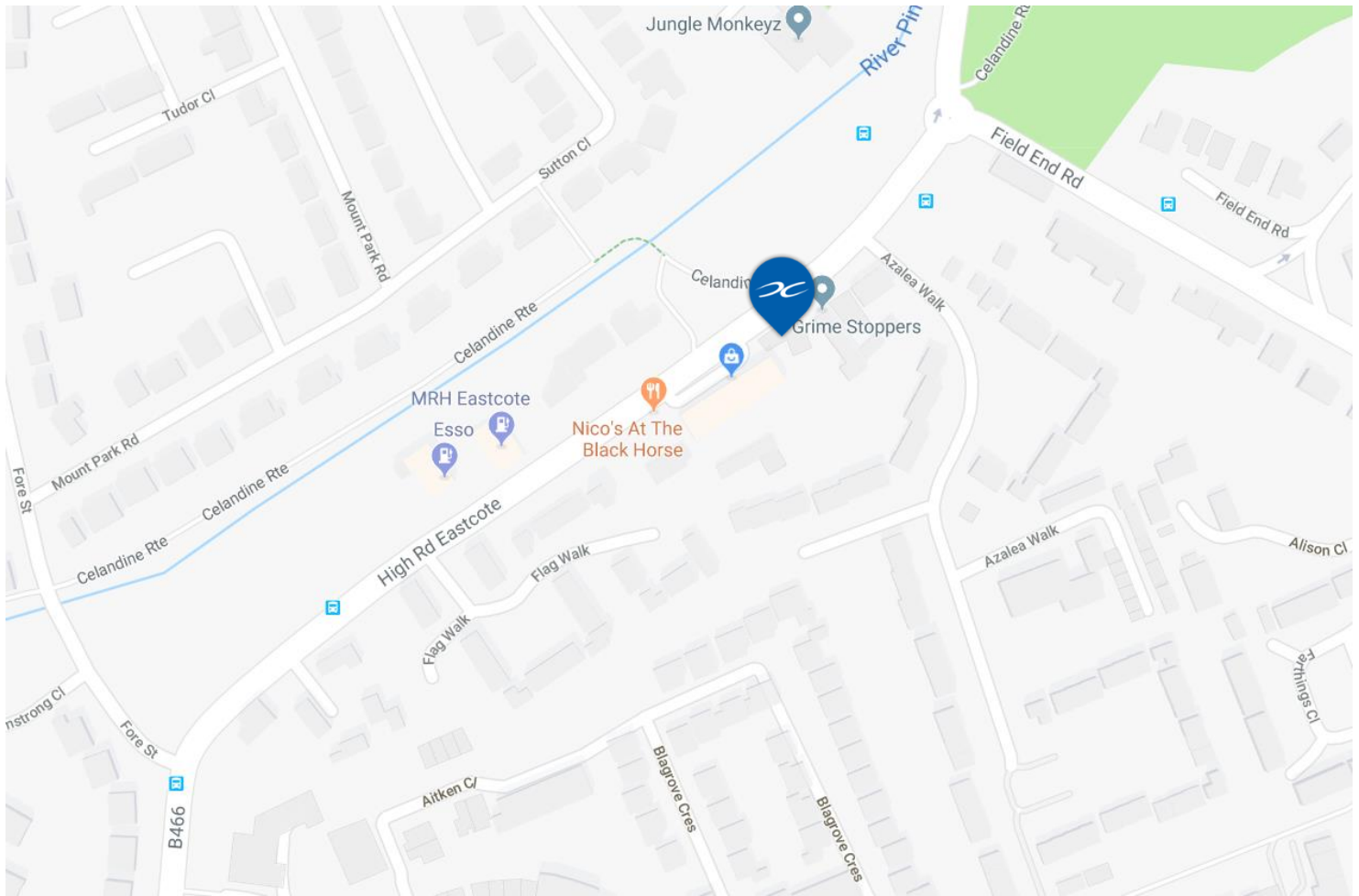
## LOCATION

The premises are located on High Road, Eastcote and nearby to a number of retailers including The Co-operative. The property is situated in between, Pinner, Northwood, Eastcote and Ruislip and the High Road is main cut through road that serves all four suburbs. The property is equidistant from Pinner and Northwood Hills Metropolitan Line Stations and is nearby to the H13 bus stop.

## ACCOMMODATION

The premises comprise two ground floor retail units of 317 sqft and 220 sqft. Unit 1 has recently been refurbished whilst Unit 2 was previously occupied by a firm of opticians. The premises are available in part or in their entirety. We understand the premises have the benefit of A1/A2 use, however prospective tenants should re-confirm this prior to commitment.





## TERMS

These premises are available by way of a new lease for a term by arrangement.

## RENT

**Unit 1** – 317 sqft £12,000 .00 per annum exclusive.

**Unit 2** – 220 sqft £6,000.00 per annum exclusive.

## BUSINESS RATES

We have been verbally informed, by the London Borough of Hillingdon, that the Rateable Value for Unit 1 is £5,000.00 per annum whilst the Rateable Value for Unit 2 is £2,6000 per annum exclusive. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

## VIEWINGS

Strictly by appointment through sole agents –

**GEORGE MORIARTY**

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