



PINNER | HA5 5PZ

# FOR SALE/TO LET

Rare Restaurant, Champagne/Winebar opportunity in the Heart of Pinner Village

  
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property consultants



## DESCRIPTION

The premises comprise a detached, period property of brick construction beneath a pitched and tiled roof and overlooks Pinner's prestigious High Street. Internally it has a wealth of period features. It is divided into a number of discreet dining areas with a central bar/reception.

There is a fully fitted kitchen, food preparation area and storage rooms. At first floor level there is further space available.

The total area of the building for the ground and first floor totals 2,339 sqft.

**EPC Rating E**



# LOCATION

The premises are located in a commanding position at the top of High Street within the heart of the Conservation Area and amongst numerous other restaurants including Pizza Express, Prezzo, Café Rouge, Zizzi, Carluccio's and Starbucks. Marks & Spencer and Sainsbury's are close by.



## LET

The ground floor is available at a rent of £80,000 per annum exclusive of all outgoings.

## SALE

The premises are available on a freehold basis with full vacant possession for a price of £1,750,000 subject to contract.

## BUSINESS RATES

We understand that the Rateable Value of the ground floor is £18,000 and the rates payable 2016/17 are £8,640. The first floor is within Council Tax Band B. Prospective tenants are advised to independently confirm this information prior to legal commitment.

## VIEWINGS

Strictly by appointment through sole agents.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.



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