

29 / 31 BRIDGE STREET,
PINNER HA5 3HR


david charles
property consultants

020 8866 0001

1,900 SQFT / 176.5 SQM

DOUBLE FRONTED A1 SHOP - TO LET



LOCATION

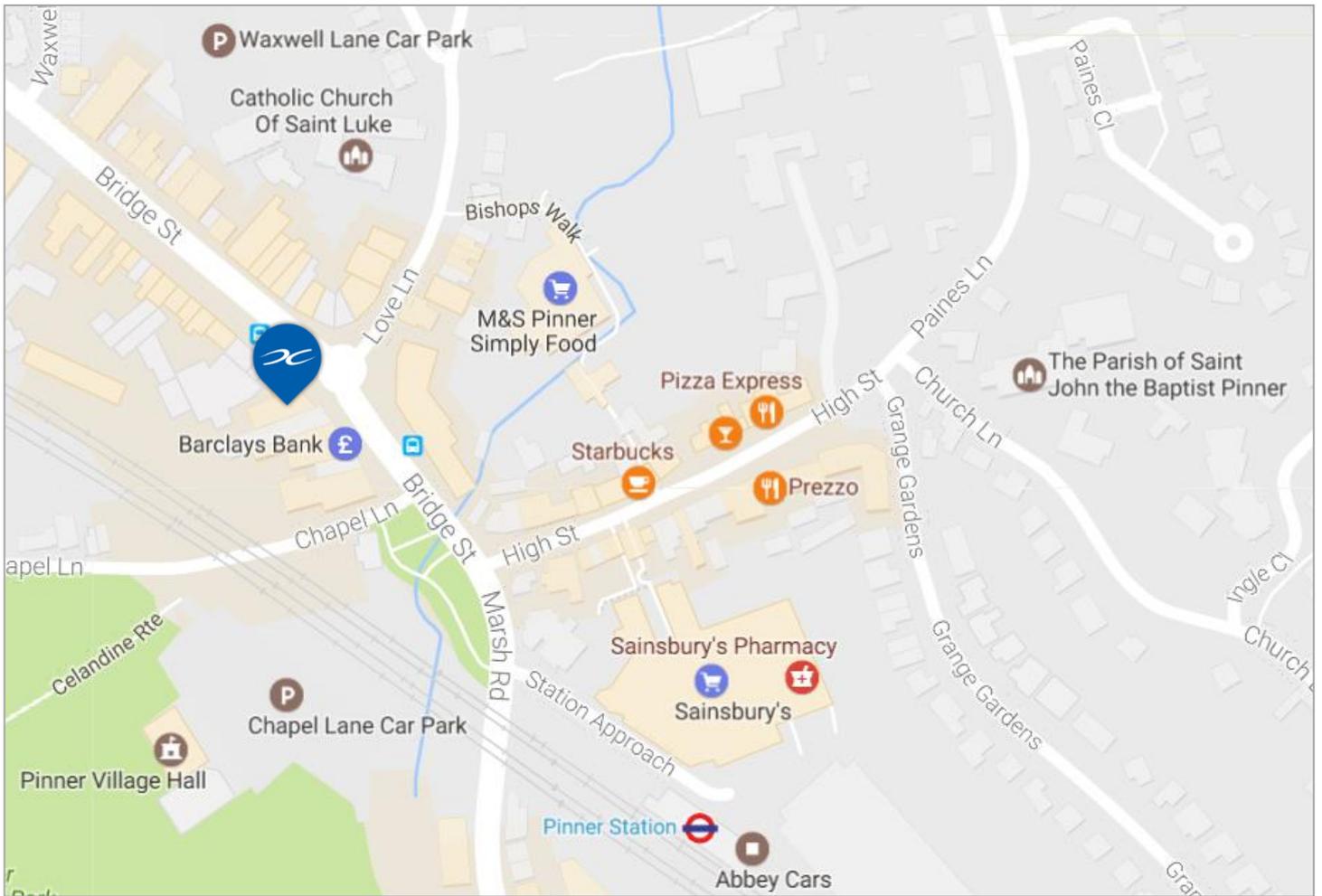
The property is located on the south side of Bridge Street opposite its junction with Love Lane. It is situated in a prime position in the town centre close to numerous national retailers, banks, restaurants, cafes and supermarkets. Pinner Metropolitan line underground station is close by as are several bus stops. Parking is available either by way of on street pay-and-display bays or in the nearby the public car parks in Love Lane, Chapel Lane and Waxwell Lane.

ACCOMMODATION

The property comprises a mid terraced double fronted ground floor shop having a sales area of 1,490 ft.² and ancillary area of 410 ft.². The property was previously fitted as a coffee shop and has been largely stripped out by the previous occupier save the timber and glazed shopfront. EPC band D

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.





LEASE

The premises are available by way of a new full repairing and insuring lease directly from the freeholder for a term by arrangement.

RENT

£67,500 per annum exclusive of all outgoings

BUSINESS RATES

We understand that the rateable value of the ground floor shop is £52,000 and that the rates payable 17/18 are £24,908 per annum. Prospective tenants are strongly advised to independently reconfirm this information prior to legal commitment.

VIEWINGS

Strictly by appointment through –

GEORGE MORIARTY

t: 020 8866 0001 | d: 020 8429 9003 | e: george@davidcharles.co.uk



davidcharles.co.uk

