

44 HIGH STREET,
PINNER, HA5 5PW


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property consultants

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440 SQFT / 41 SQM

VACANT A1 LOCK UP SHOP - FOR SALE OR TO LET



LOCATION

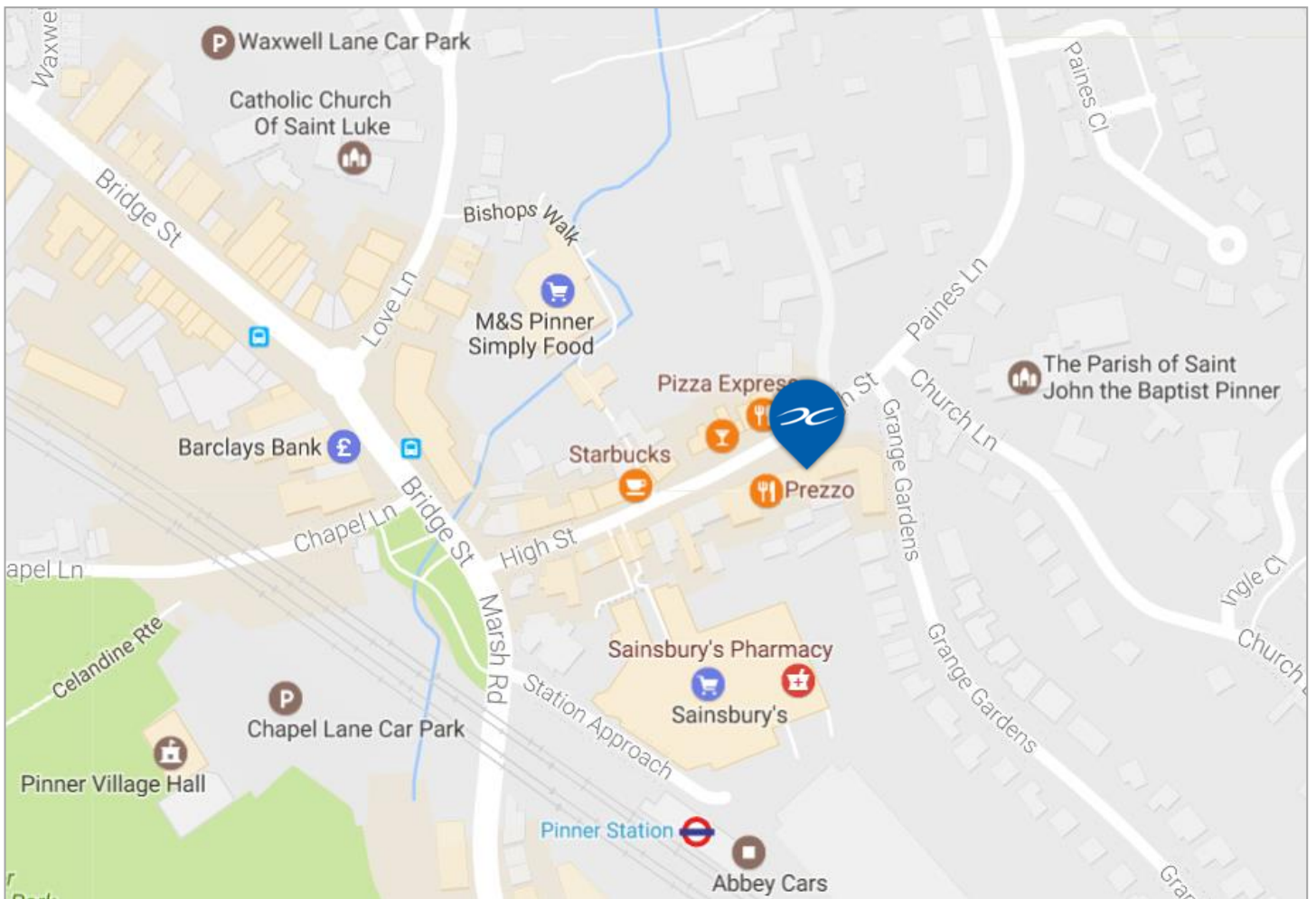
The premises are located on the South side of High Street, Pinner midway between its junctions of Grange Gardens and Bridge Street/Marsh Road. The property is therefore set within this picturesque and historic part of the town, and close to numerous other major retailers, restaurants and pubs. Pinner Metropolitan line underground station is within walking distance, as are both Marks and Spencer and Sainsbury's supermarkets.

ACCOMMODATION

The premises comprise a self-contained lock-up shop totalling 440 sqft. The unit has the benefit of a timber and glazed shop front, parquet flooring, air conditioning, security shutters, burglar alarm, suspended ceiling and kitchen/toilet facilities. Rear access is available, via Grange Gardens and there is a small rear yard.

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.





UPPER PARTS LEASE

The flat over first and second floors is sold off by way of a long lease for a term of 215 years from 24 June 1986 at a peppercorn ground rent.

TERMS

The freehold interest of the property is for sale subject to the lease briefly outlined above and vacant possession of the ground floor only.

PRICE

Freehold: £395,000 (subject to contract).
Leasehold: £24,000 per annum exclusive.

BUSINESS RATES

We understand that the rateable value of the ground floor shop is £13,834 and that the rates payable for 17/18 are £6,737 per annum. Prospective purchasers are strongly advised to independently reconfirm this information prior to legal commitment.

VIEWINGS

Strictly by appointment through sole agents –

GEORGE MORIARTY

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