TO LET

44 & 46 Bridge Street, Pinner, HA5 3JF

965 sqft or 1,265 sqft or 2,230 sqft
Shops either available separately or combined

| Key Features

- **Up to 2,230 sqft (207 sqm)**
- **Double Fronted Retail Unit**
- **Central Pinner Location**
- **Prominent Position**

For further information, please contact:

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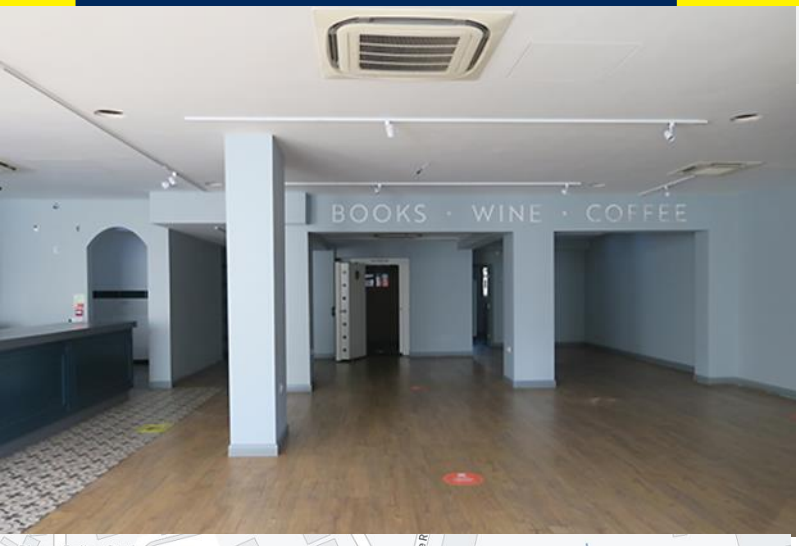

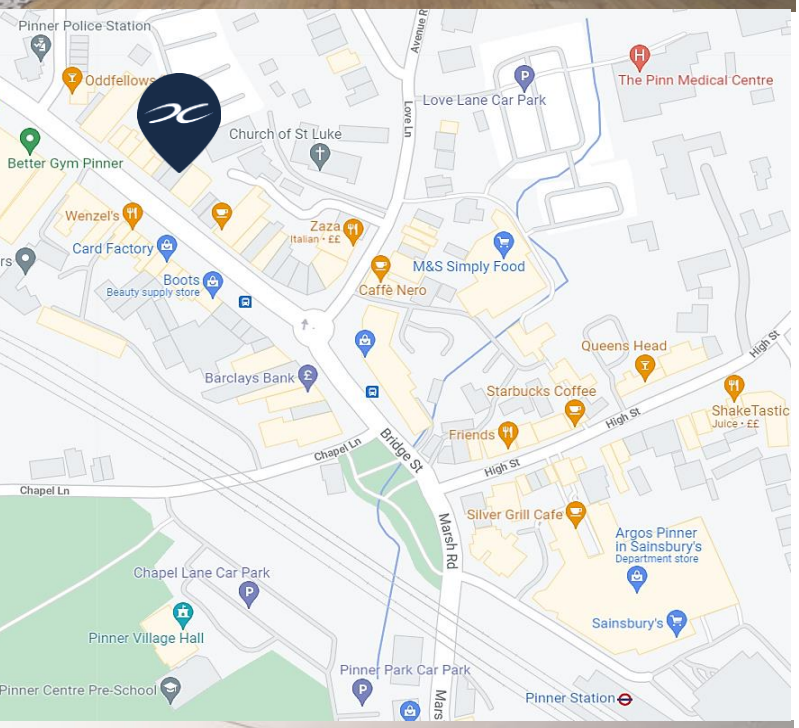

Location

The property is located on the north-east side of Bridge Street, in a prominent position in the centre of the town. The premises are close to numerous other retailers, restaurants and cafés. 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 public car parks.

The Property

The property comprises two interconnecting ground floor retail units largely in open plan layout but with a number of partitioned areas. There is a fixed vault to the rear number 44. There is also a pedestrian access from the rear and a service road.

Floor Areas (GIA)

44 Bridge Street	1,265 ft²
46 Bridge Street	955 ft²
Total	2,230 ft²

Leases

The premises are available either individually or by way of 2 separate co-terminous full repairing and insuring leases for terms by arrangement.

Note: A lease of the entirety of 44 Bridge Street is available if required including the 3 bedroom maisonette above for additional rent of £12,000 per annum. This would be subject to the existing residential tenancy details upon request.

Rent

44 Bridge Street	£36 000 per annum (excluding flat)
46 Bridge Street	£26,500 per annum
Total	£62,500 per annum exclusive.

Business Rates

We understand that the combined rateable value for 44 & 46 Bridge Street is £42,000.00 and that the rates payable for 2021/ 2022 are in the order of £21,500 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment

Viewings

Strictly by appointment through sole agents.

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RICS

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.