



**44-46 Bridge Street**

Pinner, HA5 3JF

## Double Fronted Retail Unit

**2,230 sq ft**

(207.17 sq m)

- Central Pinner location
- Prominent position
- Use Class E
- Fitted as a cafe / coffee shop
- Air conditioning
- Kitchen and W/Cs
- Furniture available by way of separate negotiation
- Pinner Metropolitan line station (0.2 miles)

# 44-46 Bridge Street, Pinner, HA5 3JF

## Summary

Available Size	2,230 sq ft
Rent	£62,582 per annum
Rates Payable	£25,389 per annum
Rateable Value	£46,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,230	207.17	Available
<b>Total</b>	<b>2,230</b>	<b>207.17</b>	

## Description

The property comprises a ground floor retail unit that is predominantly open plan but with some partitioned areas to the rear. The premises are currently trading as café/coffee shop and have the benefit of a bespoke timber counter and LED lighting. There is a vault to the rear from when the unit was previously occupied by a high street bank which serves as a private dining or meeting room. Additional amenities include air conditioning, commercial kitchen area, male and female toilets, a disabled-access toilet, and a staff room at the rear. There is rear access via the service road on Bridge Street.

The furniture is available by way of separate negotiation.

## Location

The property is located on the north-east side of Bridge Street, in a prominent position in the centre of Pinner. The premises are close to numerous well-known retailers such as Lidl, Sainsbury's, Marks & Spencer, Starbucks, Café Nero, Zaza's, and WH Smith, along with a variety of independent businesses. 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.

## Terms

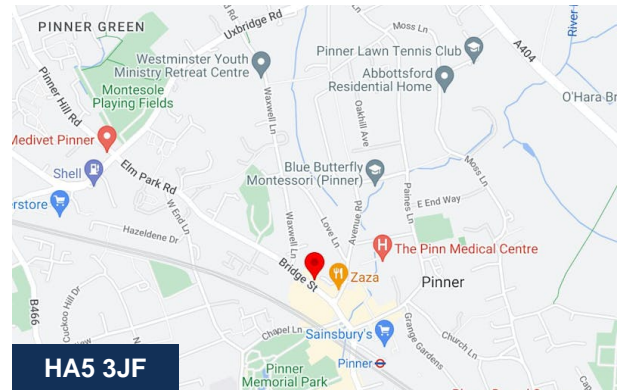
The premises are available subject to a surrender and re grant of the existing lease.

## Floor Plan

<https://drive.google.com/file/d/1qupq2Fq27zvDyozASJR8714LHp03IGtU/view?usp=sharing>

## Video

- - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/cc4ebe08-4a34-4cf6-a314-428d326dc3a0.mp4>



## Viewing & Further Information



**George Moriarty**

020 8429 9003 | 07522 700 507

[george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)



**Lily O'Donnell**

020 8429 9009 | 07522 700508

[lily@davidcharles.co.uk](mailto:lily@davidcharles.co.uk)

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 22/07/2024





