



## 15 - 17 Bridge Street

Pinner, HA5 3HU

### Substantial ground floor retail unit in prime Pinner location

**2,676 sq ft**

(248.61 sq m)

- Suitable for a variety of uses (Use Class E)
- Allocated parking located at the rear
- Rear access and service road
- Toilet facilities
- Pinner Metropolitan line station (0.2 miles)

# 15 - 17 Bridge Street, Pinner, HA5 3HU

## Summary

Available Size	2,676 sq ft
Rent	£60,000 per annum
Rates Payable	£31,668 per annum
Rateable Value	£58,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,676	248.61	Available
<b>Total</b>	<b>2,676</b>	<b>248.61</b>	

## Description

The premises comprise a ground floor retail unit which was previously occupied by Barclays Bank. The unit is currently in shell condition and features a predominantly open-plan layout with toilets situated towards the rear. Additionally, there is a rear access and 6 allocated parking spaces.

## Location

The property is situated on Bridge Street in Pinner, just a 2-minute walk from Pinner Underground Station on the Metropolitan Line, offering access to Central London in under 30 minutes. It is conveniently located near well-known retailers such as Sainsbury's, Marks & Spencer, Starbucks, Café Nero, Zaza's, and WH Smith, along with a variety of independent businesses.

## Terms

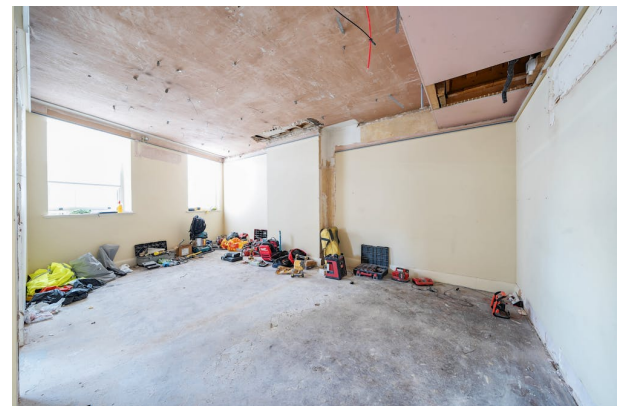
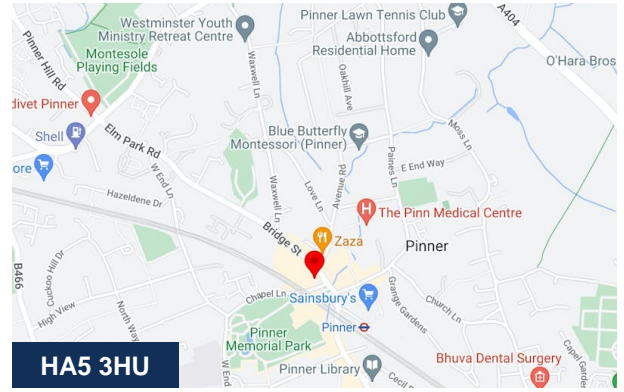
The premises are available by way of a new lease for a term by arrangement.

## Floor Plan

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

## Video

- - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/fd276943-a0f5-4462-9369-1bbbe5769a22.mp4>



## Viewing & Further Information



**Lily O'Donnell**

020 8429 9009 | 07522 700508

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



**George Moriarty**

020 8429 9003 | 07522 700 507

[george@davidcharles.co.uk](mailto:george@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 10/09/2024





