



## 307-309 Rayners Lane

Pinner, HA5 5EH

### Income Producing Freehold Shop & Uppers – For Sale

**2,744 sq ft**

(254.93 sq m)

- 4 Storey Building.
- Ground floor let to newsagents.
- Split Level Lower Ground Floor - Vacant.
- Split Level First & Second Floor Flat - Vacant.
- Development potential to rear & uppers STPP.



# 307-309 Rayners Lane, Pinner, HA5 5EH

## Summary

Available Size	2,744 sq ft
Price	£875,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Description

The property comprises a mid-terraced freehold shop & uppers situated in a prominent position in Rayners Lane. The building comprises of four storeys, with a double-height lower ground floor, ground floor retail unit and split-level residential apartment. The lower ground floor is accessed via a service road off of Village Way, East whilst the retail unit and residential upper parts can be accessed from the front of the property via their self-dedicated entrances.

## Location

The property is prominently situated in an established retail parade, on the west side of Rayners Lane, 150 yards from Rayners Lane Underground station (Piccadilly and Metropolitan Line). Nearby occupiers include Tesco Express, Sainsbury's, Iceland Supermarket, Costa Coffee and numerous independent retailers and restaurants.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - (309a)	587.39	54.57	Available
Lower Ground - (309a)	451.01	41.90	Available
Ground - Shop 307	565.64	52.55	Available
1st - Residential 307	466.08	43.30	Available
2nd - Residential 307	375.01	34.84	Available
<b>Total</b>	<b>2,445.13</b>	<b>227.16</b>	

## Tenancies

309 Rayners Lane (Ground Floor Shop) let from 25.02.2014 to expire on 24.02.2034 current passing rent is £21,500.00 per annum exclusive. A copy of the tenant's lease is available upon request.

309A Rayners Lane (Lower Ground Floor) will be sold with vacant possession.

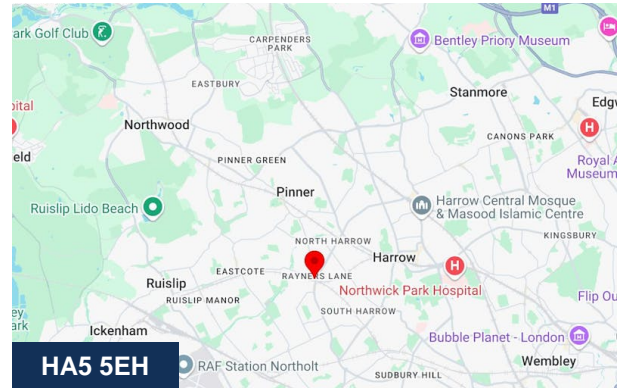
307 Rayners Lane (Residential) will be sold with vacant possession.

## Tenure

Freehold

## Video

- Marketing Video - <https://vimeo.com/1029602131>



## Viewing & Further Information



### George Moriarty

020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk



### Lily O'Donnell

020 8429 9009 | 07522 700508  
lily@davidcharles.co.uk

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