



## 52 Bridge Street

Pinner, HA5 3JF

### Ground floor former restaurant & flat.

**950 to 1,736 sq ft**

(88.26 to 161.28 sq m)

- Former Restaurant (Use Class E)
- Situated on Bridge Street Pinner neaby to a number of other retailers & restaurants
- Pinner Metropolitan Line Station (0.2 Miles)
- Unit stripped out ready for tenants fit out.

# 52 Bridge Street, Pinner, HA5 3JF

## Summary

Available Size	950 to 1,736 sq ft
Rent	£35,000 - £55,400 per annum
Rates Payable	£12,558 per annum
Rateable Value	£23,000
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	Rent	Availability
Ground	950	88.26	£35,000 /annum	Available
1st - Flat	786	73.02	£1,700 /month	Available
<b>Total</b>	<b>1,736</b>	<b>161.28</b>		

## Description

The property comprises a former restaurant and a split-level, three-bedroom maisonette above which is accessed to the rear of the property. The retail unit is open-plan layout with the advantage of a glazed shopfront and retractable awning. The unit has been stripped back to a shell by the landlord. To the rear of the unit remains a commercial kitchen (which could be removed) and toilets.

## 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.

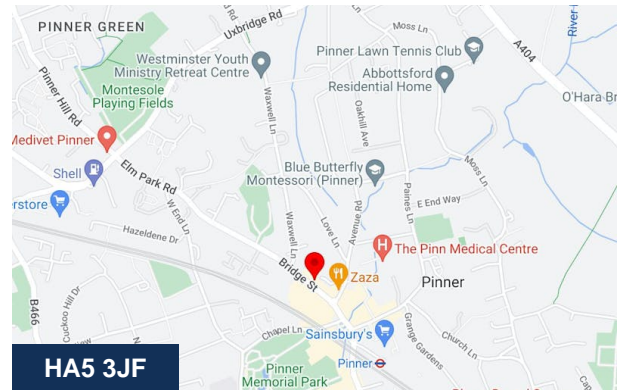
## Terms

The ground floor retail unit is available by way of a new lease for a term by arrangement.

The maisonette is available by way of a separate AST at a rent of £1,700.00 per calendar month.

## Video

- - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/a9040123-4a76-4739-9457-533a6f9c6c92.mp4>



## 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

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 04/12/2024

