



**161 Field End Road**

Pinner, HA5 1QL

## Prominent Retail Unit To Let

**928 sq ft**

(86.21 sq m)

- Use Class E
- Eastcote station 0.2 miles away
- Parking to the rear
- Prominent retail position
- Busy parade with high footfall
- Ideal for a variety of commercial occupiers



# 161 Field End Road, Pinner, HA5 1QL

## Summary

Available Size	928 sq ft
Rent	£32,500 per annum
Rates Payable	£7,110.75 per annum
Rateable Value	£14,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Location

This unit is situated on Field End Road within a busy parade of local and independent retailers. Eastcote Underground Station is 0.2 miles from the property, served by the Piccadilly Line and Metropolitan Line providing links into Central London in 36 minutes. By road, the A40 Western Avenue is 2.5 miles away providing easy access to London and the M25 and M40 Motorways.

## Description

The premises comprises a small self-contained retail unit of approximately 928 sq ft, on Field End Road Eastcote. The unit has the benefit of a glazed aluminium shopfront, an open plan layout and a coffered ceiling with inset lights upon entry alongside a kitchenette, WC facilities and additional storage to the rear. Externally, the rear of the premises is accessed via a service road with parking.

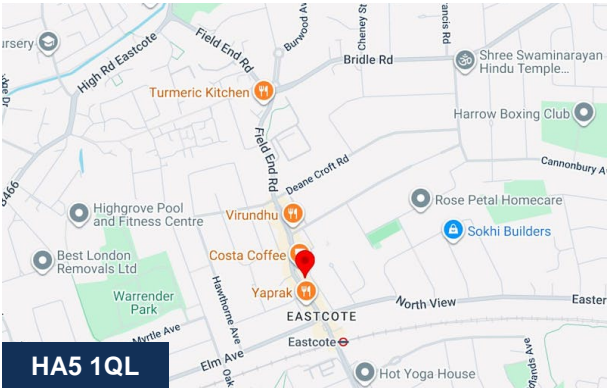
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	928	86.21	Available
<b>Total</b>	<b>928</b>	<b>86.21</b>	

## Terms

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



## Viewing & Further Information



**Finlay Milnes**  
020 8429 9009 | 07522 700 508  
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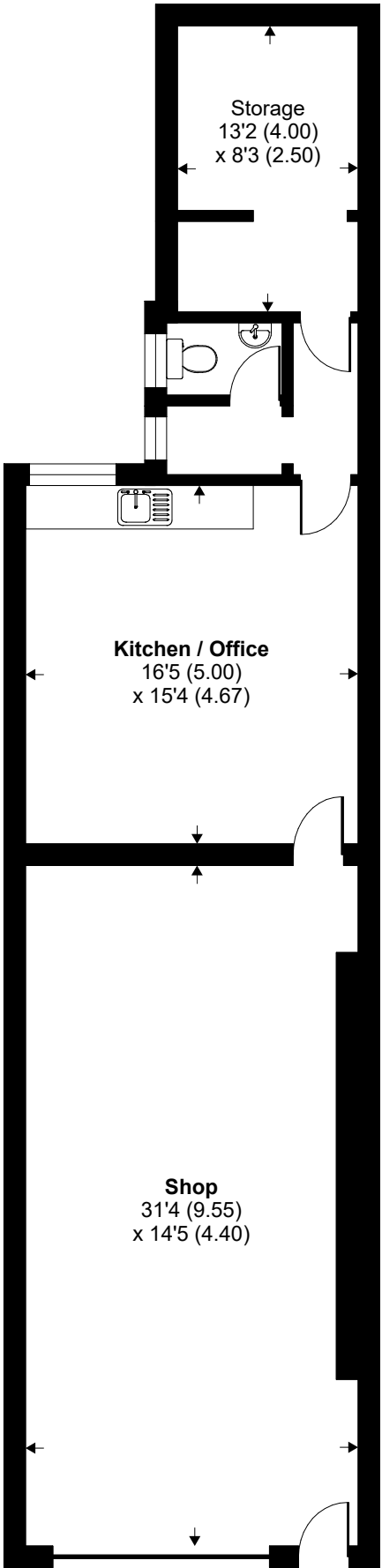




# Field End Road, Pinner, HA5

Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale



**GROUND FLOOR**