



52 Bridge Street

Pinner, HA5 3JF

**Ground floor former
restaurant.**

950 sq ft

(88.26 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.

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Summary

Available Size	950 sq ft
Rent	£35,000 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
Total	950	88.26		

Description

The property comprises a former restaurant. 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. the unit contains provisions for HVAC and would be ideal for restaurant use.

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.



Viewing & Further Information



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