



## 106 Pinner Road

Northwood, HA6 1BS

### Freehold Tyre Workshop & Warehouse - For Sale

**2,481 sq ft**

(230.49 sq m)

- Rarely available tyre workshop & separate fitted garage.
- Existing business trading for a number of years.
- Tyre store to front.
- Separate rear warehouse with ramps & turning circle.
- Excellent location.

## Summary

Available Size	2,481 sq ft
Price	Offers in excess of £795,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Description

The property comprises a freehold tyre workshop and a rear warehouse situated in a prominent position in Northwood. Northolt Tyres have traded from the site successfully for a number of years and have converted the ground-floor retail unit and first-floor former residential accommodation into a tyre store. There is a separate rear warehouse with ramps accessed via the service road which is included within the sale.

## Location

The building fronts Pinner Road a main road linking Rickmansworth to Northwood and Pinner. The nearest Station is Northwood Hills Underground Station is 0.4 miles from the property. By road, the building is 7 miles from the M25 and 18 miles from central London.

## Accommodation

The accommodation comprises the following areas (NIA):

Name	sq ft	sq m	Availability
Ground	645.75	59.99	Available
1st	509.95	47.38	Available
Unit - Rear Warehouse	1,106.57	102.80	Available
<b>Total</b>	<b>2,262.27</b>	<b>210.17</b>	



## Viewing & Further Information



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# Pinner Road, Northwood, HA6

Approximate Area = 2481 sq ft / 230.4 sq m

For identification only - Not to scale

