



## 184, 184A & 184B, Field End Road

Pinner, HA5 1RF

### Prominent Freehold Building - For Sale

**3,984 sq ft**  
(370.13 sq m)

- Upper parts producing £47,890.00 per annum excl.
- Scope to generate income from the ground floor & redevelop the building to provide 6 apartments.
- Well-Established Late-Night Venue Trading For Over 45 Years (est. 1979).
- 6 Bedroom Flat over first, second & third floor.
- Fully fitted ground floor may be suitable for restaurant / medical / educational use.



184, 184A & 184B, Field End Road, Pinner, HA5 1RF

Summary

Available Size	3,984 sq ft
Price	Offers in the region of £1,450,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The building comprises a prominent ground-floor bar and residential uppers, including a 6-bedroom flat. The ground floor is well fitted to provide an open-plan area and a fully fitted bar with kitchen and toilets. To the rear is a large garden and a separate outbuilding.

The current owners of the building occupy the ground floor which is a well-known local bar / public house which opened 45 years ago (established in 1979). The site continues to be popular with local customers and continues to trade well to this day.

The ground floor could be reconfigured into a retail unit or restaurant with a covered outdoor area to the rear STPP.

Our clients also have historic plans prepared to create 6 luxury apartments on the uppers which can be shared upon request.

Location

This building is situated on Field End Road known as Eastcote’s High Street, a busy parade of local and independent retailers. Eastcote Underground Station is 0.1 mile 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,187.62	110.33	Available
1st	859.16	79.82	Available
2nd	835.87	77.65	Available
3rd	498.86	46.35	Available
Total	3,381.51	314.15	

Income / Tenancies

184 Field End Road

The current owners of the building occupy the ground floor.

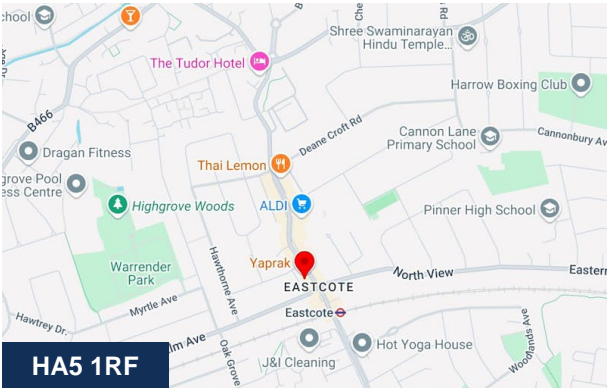
The ERV of the ground floor if let on the open market is approx. £50,000.00 per annum exclusive.

184A Field End Road

Our clients own the freehold of the taxi office which is sold off on a long lease with approx. 81 years unexpired at a peppercorn rent.

184B Field End Road

The residential upper parts are currently income producing £47,890.00 per annum exclusive. Total likely income once fully let £97,890.00 per annum.



Viewing & Further Information



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Approximate Area = 3408 sq ft / 316.6 sq m  
 Limited Use Area(s) = 68 sq ft / 6.3 sq m  
 Outbuilding = 59 sq ft / 5.4 sq m  
 Garage = 222 sq ft / 20.6 sq m  
 Annexe = 227 sq ft / 21 sq m  
 Total = 3984 sq ft / 369.9 sq m

THIRD FLOOR 1      THIRD FLOOR 2

8'6" (2.59)  
x 7'8" (2.34)

**Garage**  
18'11" (5.77)  
x 11'4" (3.45)

### GARAGE / OUTBUILDING

**Garden**  
Approximate  
46'4 (14.12)  
x 30'8 (9.35)

**R 2**

**Balcony**  
9'8" (2.95)  
x 7'4" (2.24)

**Bedroom 1**  
14'5" (4.39)  
x 13'1" (3.99)

**Bedroom 4**  
14'11" (4.55) max  
x 12'4" (3.76) max

**Bedroom 5**  
11'7" (3.53)  
x 11'3" (3.43)

**Bedroom 6**  
11'7" (3.53)  
x 7'8" (2.34)

Up

Down

## SECOND FLOOR

**Kitchen / Reception Room**  
31'1 (9.47)  
x 30'11 (9.42)

**Utility**  
8'10 (2.69)  
x 6'5 (1.96)

Up

**GROUND FLOOR 1**

**GROUND FLOOR 2**

**Second Floor**

The floor plan shows a central **Dining Room** (17'4 (5.28) x 15'11 (4.85)) with a fireplace on the left wall and a bay window on the right. To the left of the dining room is the **Kitchen** (15'9 (4.80) x 10'9 (3.28)) featuring a sink, stove, and refrigerator. A **Balcony** is accessible from the dining room area, with a "Down" staircase leading to the first floor. To the right of the dining room is a bathroom and a bedroom. **Bedroom 2** (17'11 (5.46) max x 14' (4.27)) is located at the bottom left, and **Bedroom 3** (14' (4.27) x 13'10 (4.22)) is at the bottom right. A "Down" staircase is also located near Bedroom 3. The plan includes various closets and storage areas throughout the rooms.

**FIRST FLOOR**

**Patio**

**Kitchen**  
9'5 (2.87)  
x 5'9 (1.75)

**Hall**  
10'1 (3.07)  
x 9'5 (2.87)

**Bathroom**  
9'5 (2.87)  
x 4'9 (1.45)

## ANNEXE



**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 11 November 2024 shows the state of this title plan on 11 November 2024 at 14:26:39. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.  
This title is dealt with by the HM Land Registry, Wales Office .

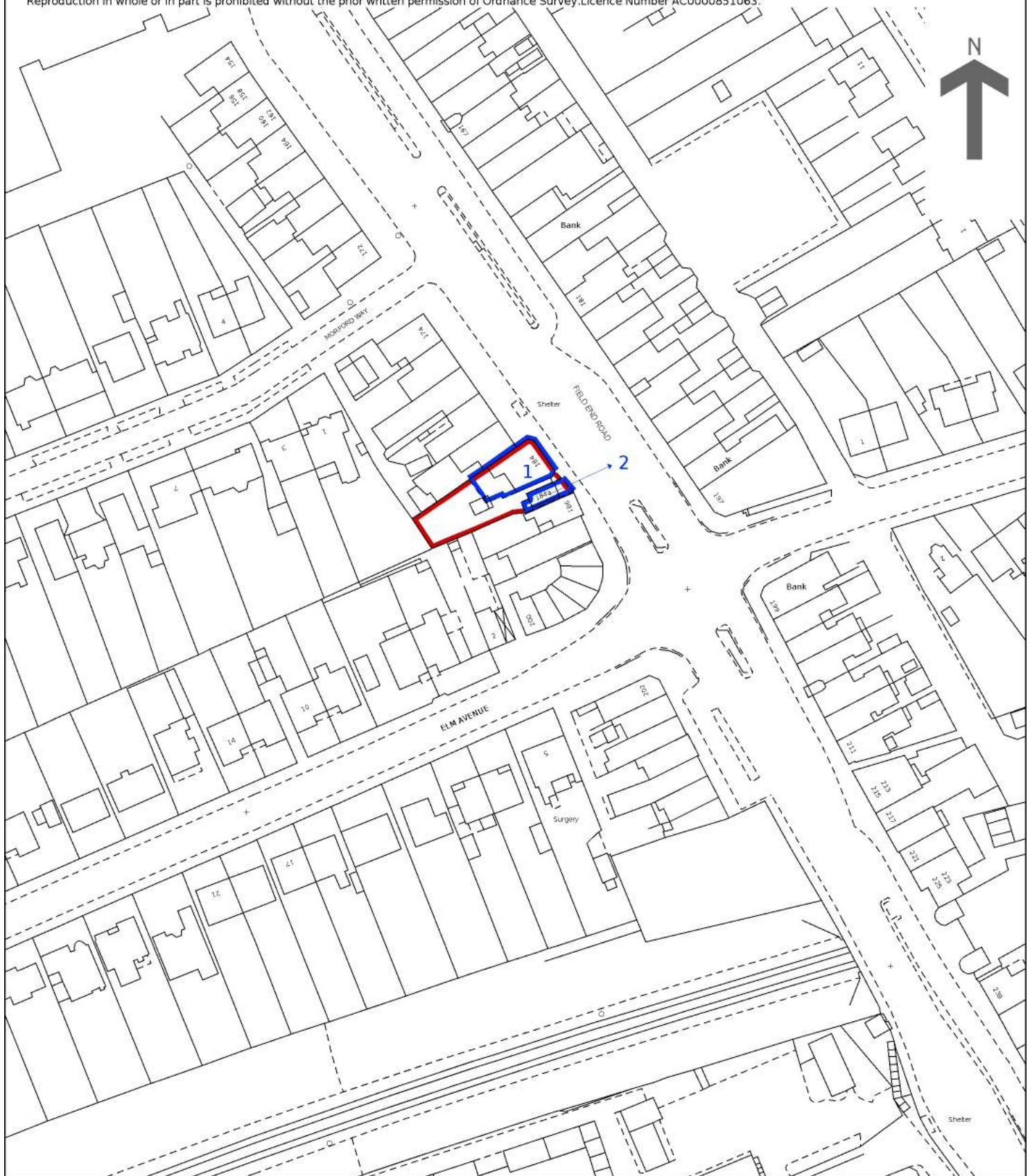
# HM Land Registry

## Official copy of title plan

Title number **MX262316**  
Ordnance Survey map reference **TQ1187NW**  
Scale **1:1250**  
Administrative area **Hillingdon**

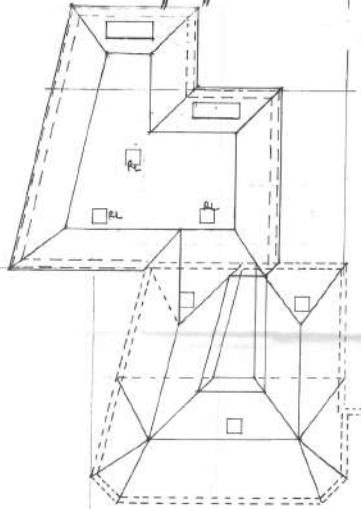
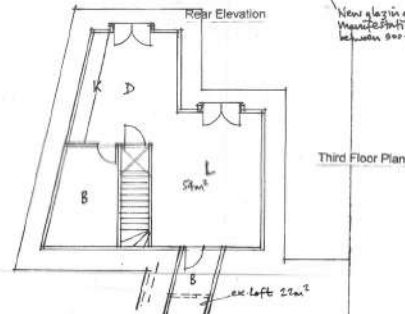


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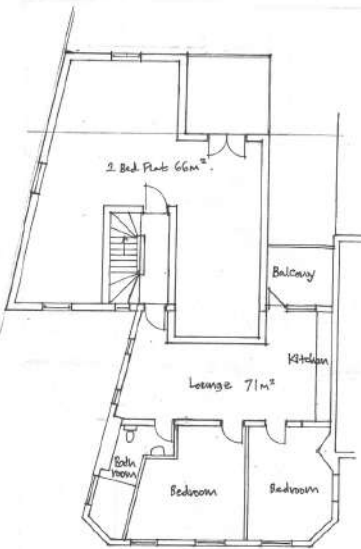




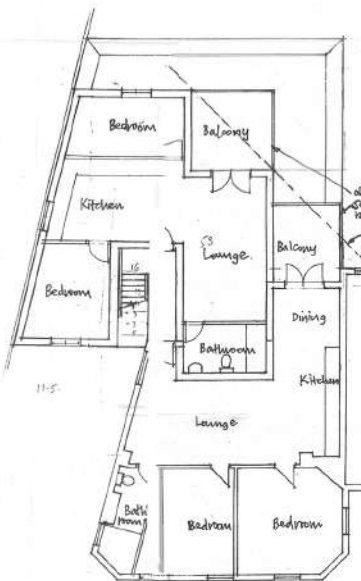
Plain red roof tiles, white render to walls to rear, obscure glazing to side windows.



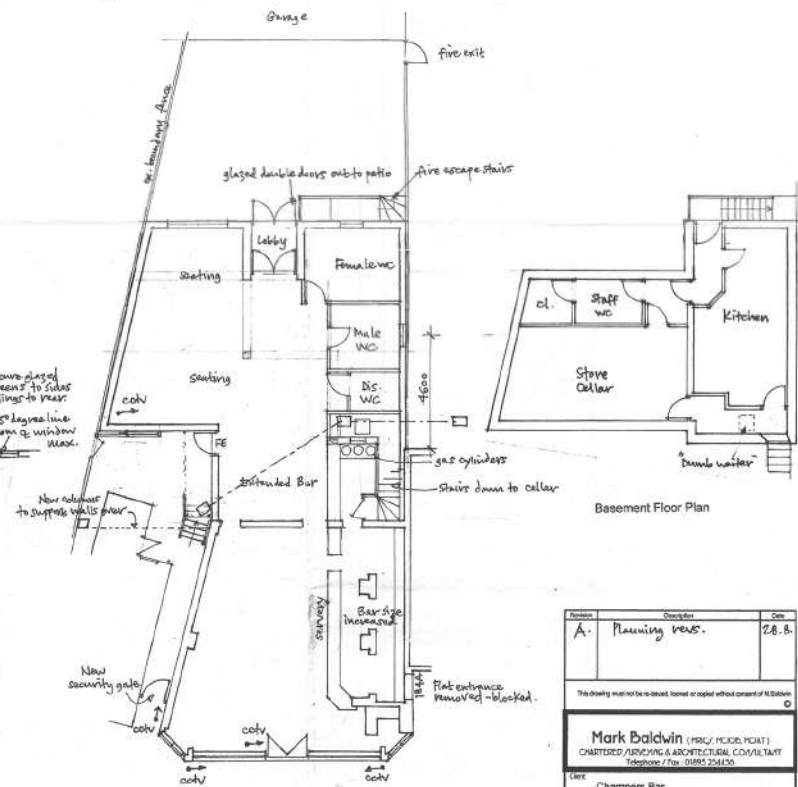
Roof Plan



Second Floor Plan



First Floor Plan



Ground Floor Plan

Revision	Description	Date
A.	Planning revs.	28.8.
This drawing must not be re-used, loaned or copied without consent of M. Baldwin		
<b>Mark Baldwin</b> (1983, FRCO, FRCO) CHARTERED ARCHITECT & ARCHITECTURAL CONSULTANT Telephone / Fax 01253 254500		
Client <b>Chambers Bar</b>		
Project <b>184 FIELD END ROAD, EASTCOTE, HAS 1RF.</b>		
Description <b>NEW 3 - STOREY REAR EXTENSION.</b>		
Scale	1:100	Date
Project No	MB / 1582 / 3	Rev
		A.