



## 15 - 17 Bridge Street

Pinner, HA5 3HU

### Substantial ground floor retail unit in prime Pinner location

**2,676 sq ft**

(248.61 sq m)

- Suitable for a variety of uses (Use Class E)
- Allocated parking located at the rear
- Rear access and service road
- Toilet facilities
- Pinner Metropolitan line station (0.2 miles)

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,676 sq ft                        |
| Rent           | £60,000 per annum                  |
| Rates Payable  | £31,668 per annum                  |
| Rateable Value | £58,000                            |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m   | Availability |
|--------|-------|--------|--------------|
| Ground | 2,676 | 248.61 | Available    |
| Total  | 2,676 | 248.61 |              |

Description

The premises comprise a ground floor retail unit which was previously occupied by Barclays Bank. The unit is currently in shell condition and features a predominantly open-plan layout with toilets situated towards the rear. Additionally, there is a rear access and 6 allocated parking spaces.

Location

The property is situated on Bridge Street in Pinner, just a 2-minute walk from Pinner Underground Station on the Metropolitan Line, offering access to Central London in under 30 minutes. It is conveniently located near well-known retailers such as Sainsbury's, Marks & Spencer, Starbucks, Café Nero, Zaza's, and WH Smith, along with a variety of independent businesses.

Terms

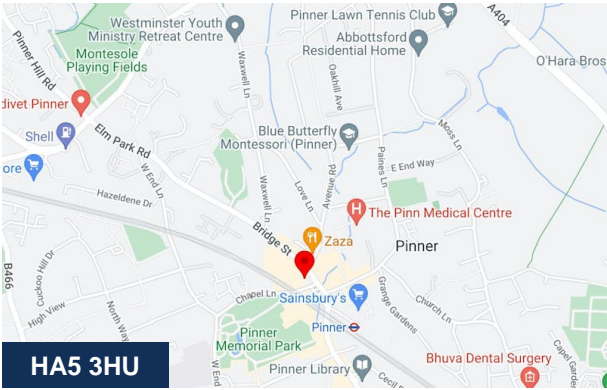
The premises are available by way of a new lease for a term by arrangement.

Floor Plan

<https://drive.google.com/file/d/1qupq2Fq27zvDyozASJR8714LHp03IGtU/view?usp=sharing>

Video

- <https://property-teaser-video.s3.eu-west-1.amazonaws.com/fd276943-a0f5-4462-9369-1bbbe5769a22.mp4>



Viewing & Further Information



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