



## 15 - 17 Bridge Street

Pinner, HA5 3HU

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

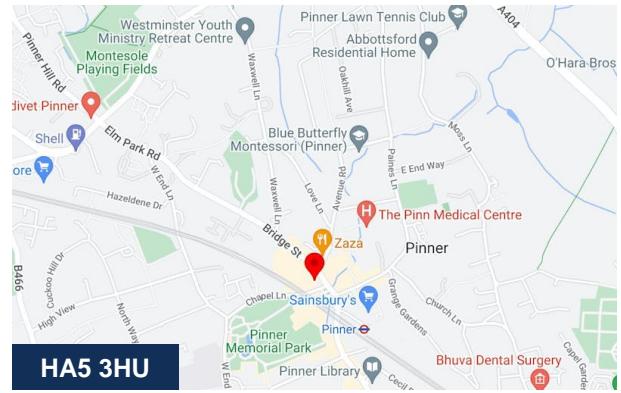
**2,676 sq ft**

(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
<b>Total</b>	<b>2,676</b>	<b>248.61</b>	

## 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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