



## Units 2 & 5, Pickwick Walk Uxbridge Road

Pinner, HA5 4HS

### Small Lock Up Retail Unit To Let

**395 sq ft**  
(36.70 sq m)

- Prominent position
- Return frontage
- Lighting
- Laminate flooring

# Units 2 & 5, Pickwick Walk Uxbridge Road, Pinner, HA5 4HS

## Summary

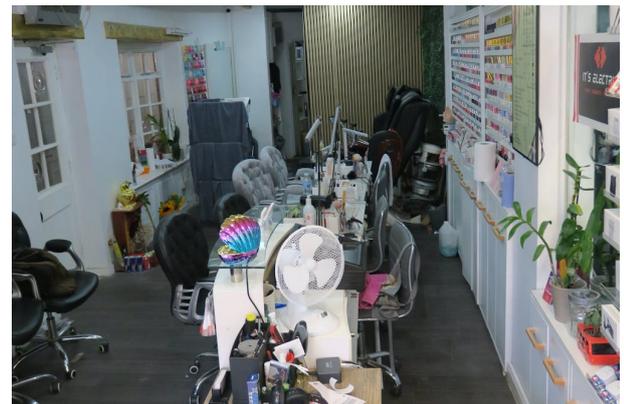
<b>Available Size</b>	395 sq ft
<b>Rent</b>	£16,500 per annum
<b>Rates Payable</b>	£10,853.25 per annum
<b>Rateable Value</b>	£21,750
<b>Service Charge</b>	£6,587.73 per annum Charged quarterly
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	C

## Description

Pickwick Walk comprises 10 retail units with a central pedestrian walkway. Units 2 & 5 are a combined single unit located at the front of the building and accessed from either Uxbridge Road or Grimsdyke Road. The unit has the benefit of bay windows, laminate floor and two entrances / exits. (Note: furniture, equipment and stock shown on internal photographs not part of letting)

## Location

The premises are located on the North Side of Uxbridge Road at its junction with Grimsdyke Road and within walking distance of Hatch End Mainline Station. The shop is positioned in a prominent location in the heart of the retail area surrounded by numerous shops and restaurants.



## Viewing & Further Information



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