



## 50 Bridge Street

Pinner, HA5 3JF

**Small Retail Unit situated on Pinner's primary retail parade.**

**596 sq ft**

(55.37 sq m)

- Nearby retailers include Lidl, Specsavers, Esquires, Wenzels and WH Smith.
- Use Class E
- Open Plan
- 2 Parking Spaces to Rear
- On Street Customer Parking
- Pinner Underground Station (0.2 Miles)

# 50 Bridge Street, Pinner, HA5 3JF

## Summary

<b>Available Size</b>	596 sq ft
<b>Rent</b>	£28,500 per annum
<b>Rates Payable</b>	£10,229.50 per annum
<b>Rateable Value</b>	£20,500
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The premises comprise a small retail unit situated amongst a busy parade on Bridge Street, Pinner. Formally, an optician's premises benefit from a glazed shop front, electric roller shutter, open plan layout with a kitchenette & WC to the rear. Externally, the rear of the premises is accessed via a service road which leads to 2 external parking spaces on a forecourt.

## Location

The unit is situated within proximity to a range of established retailers, including Lidl, Sainsbury's, Marks & Spencer, Starbucks, Caffè Nero, Zaza, and WH Smith, in addition to a selection of independent shops and businesses. Pinner Underground Station (Metropolitan Line) is approximately 0.2 miles (4 minutes' walk) from the property, providing convenient access to Central London. Pinner is well served by local bus routes, with several stops located within a 2–3 minute walk.

## Terms

The premise is available by way of a new lease with terms to be agreed.



## Viewing & Further Information



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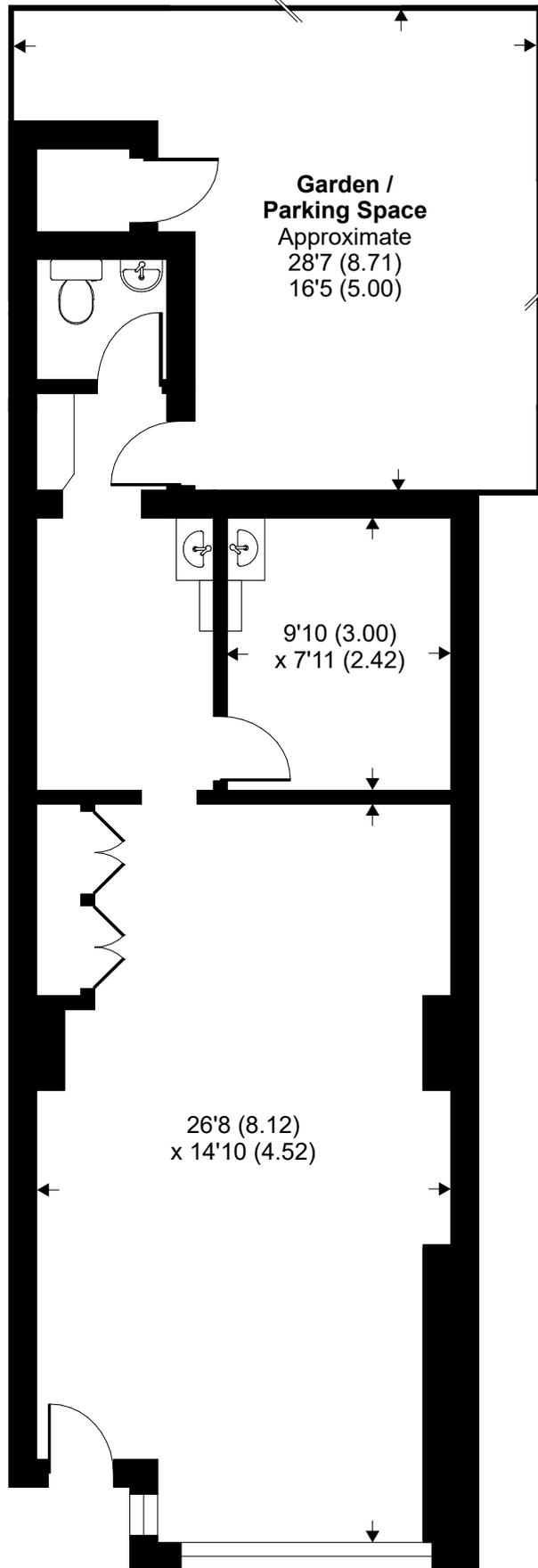




# Bridge Street, Pinner, HA5

Approximate Area = 596 sq ft / 55.3 sq m (includes store)

For identification only - Not to scale



**GROUND FLOOR**