



**Westbury House, 23-25 Bridge Street**  
Pinner, HA5 3HR

**Ground Floor Retail Unit -  
Suitable for Use Classes E &  
D1**

**823 sq ft**  
(76.46 sq m)

- Double Glazing
- Kitchen Facilities
- Air Conditioning / Heating
- Parking available nearby
- Suitable for a variety of uses

# Westbury House, 23-25 Bridge Street, Pinner, HA5 3HR

## Summary

Available Size	823 sq ft
Rent	£40,000 per annum
Rates Payable	£13,039 per annum
Service Charge	Included
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

The property comprises a open plan retail unit on ground floor. There is partitioned meeting room/office to the front of the unit and to the rear of the unit there is a kitchen and W/Cs. The unit also benefits from air conditioning, suspended ceilings and carpets.

## Location

The property is situated in a prime position on the south side of Bridge Street opposite its junction with Love Lane Pinner Metropolitan line underground station is close by as are several bus stops Nearby occupiers include Sainsburys, M&S, Lidl, Boots Chemist, Specsavers, and Caffé Nero.

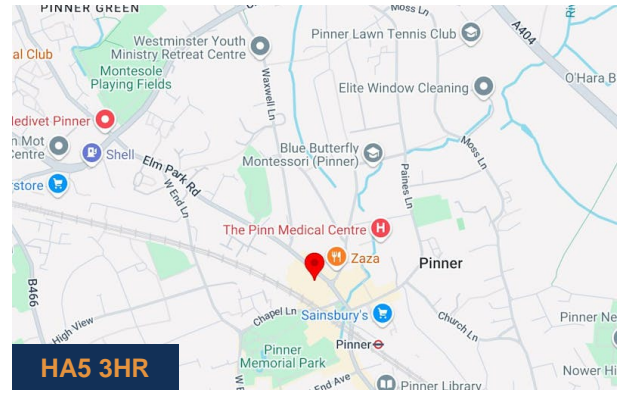
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	823	76.46	Available
<b>Total</b>	<b>823</b>	<b>76.46</b>	

## Terms

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



## Viewing & Further Information



**Tom O'Malley**

020 8429 9005 | 07522 700 508

[tom@davidcharles.co.uk](mailto:tom@davidcharles.co.uk)

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