david charles
property consultants

TO LET

44-46 Bridge Street

Pinner, HA5 3JF

Double Fronted Retail Unit

2,230 sq ft

(207.17 sq m)

- Central Pinner location
- Prominent position
- Use Class E
- Fitted as a cafe / coffee shop
- Air conditioning
- Kitchen and W/Cs
- Furniture available by way of separate negotiation
- Pinner Metropolitan line station (0.2 miles)

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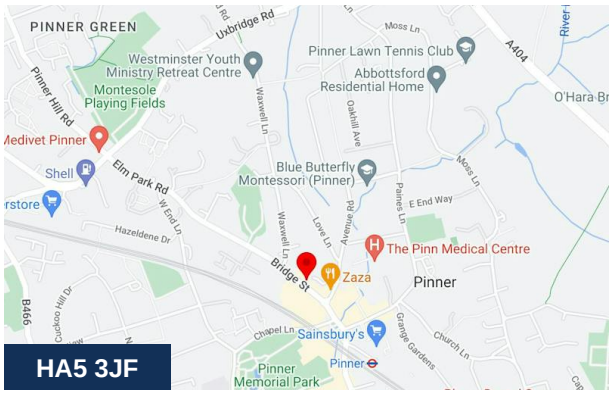
Summary

Available Size	2,230 sq ft
Rent	£62,582 per annum
Rates Payable	£23,203.50 per annum
Rateable Value	£46,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,230	207.17	Available
Total	**2,230**	**207.17**	

Description

The property comprises a ground floor retail unit that is predominantly open plan but with some partitioned areas to the rear. The premises are currently trading as café/coffee shop and have the benefit of a bespoke timber counter and LED lighting. There is a vault to the rear from when the unit was previously occupied by a high street bank which serves as a private dining or meeting room. Additional amenities include air conditioning, commercial kitchen area, male and female toilets, a disabled-access toilet, and a staff room at the rear. There is rear access via the service road on Bridge Street.

The furniture is available by way of separate negotiation.

Location

The property is located on the north-east side of Bridge Street, in a prominent position in the centre of Pinner. The premises are close to numerous well-known retailers such as Lidl, Sainsbury's, Marks & Spencer, Starbucks, Café Nero, Zaza's, and WH Smith, along with a variety of independent businesses. Pinner Metropolitan line underground station is close by as are several bus stops. Parking is available either by way of on street pay and display bays or in the nearby public car parks.

Terms

The premises are available subject to a surrender and re grant of the existing lease.

Floor Plan

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

Video

- https://property-teaser-video.s3.eu-west-1.amazonaws.com/cc4ebe08-4a34-4cf6-a314-428d326dc3a0.mp4

Viewing & Further Information

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SOMETHING'S BREWING
OPEN

BIG BEN

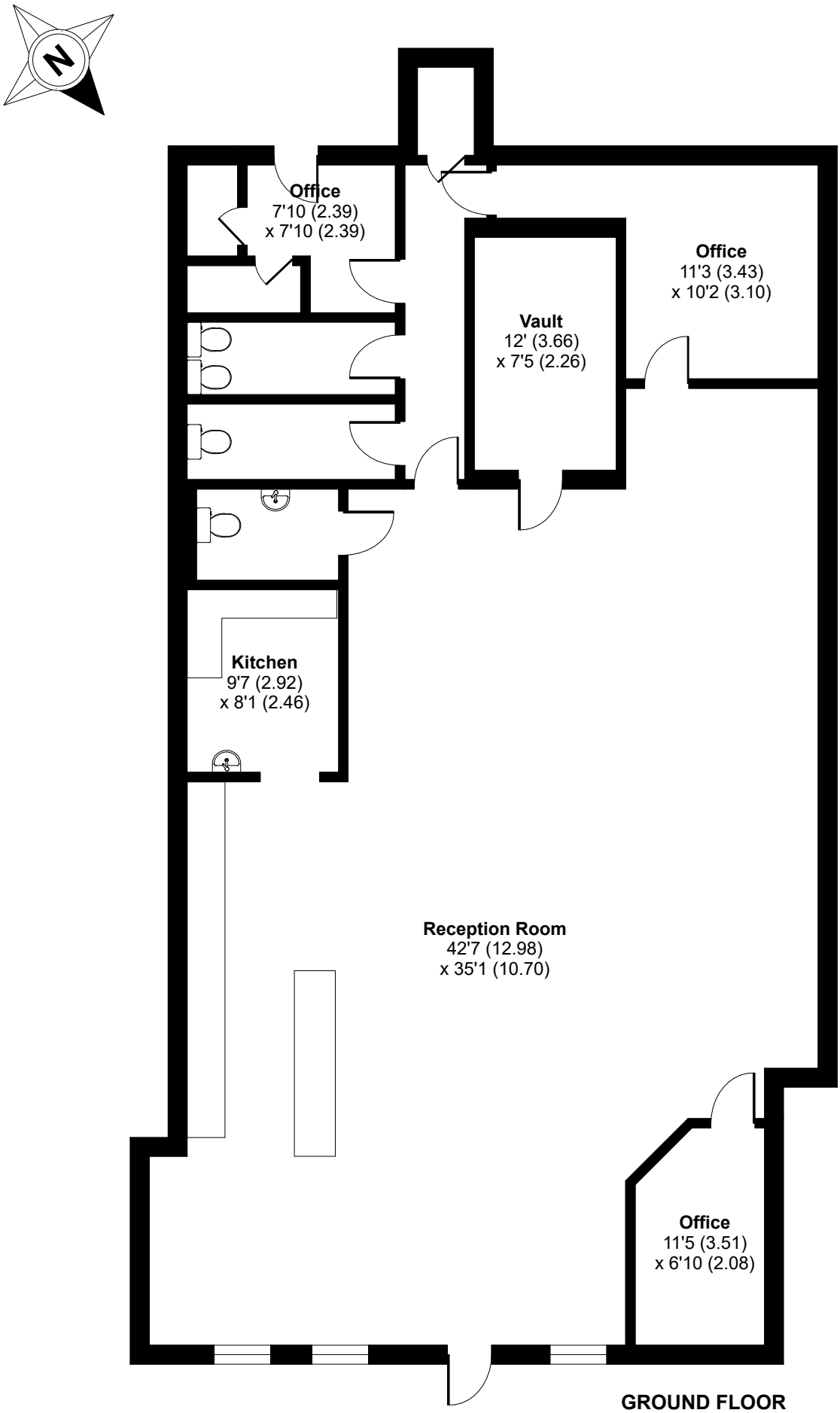
FOAM
Spectrum
BUFFALO

SOMETHING'S BREWING
VAPING

Bridge Street, Pinner, HA5

Net Internal Area = 2072 sq ft / 192.5 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. © nichecom 2024.
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