david charles
property consultants

FOR SALE



1A Rickmansworth Road

Pinner, HA5 3TE

Rarely Available Freehold Public House / Restaurant

2,875 sq ft

(267.10 sq m)

- Prominent Roadside Location.
- Situated in Pinner Green between the affluent areas of Pinner & Northwood.
- Fully Fitted Bar / Restaurant.
- Car Park to Rear (16 Parking Spaces).
- Residential Apartment at First Floor (3 Bed).
- Suitable for a variety of potential uses subject to planning.

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Summary

Available Size	2,875 sq ft
Price	Offers in the region of £1,650,000
Business Rates	Upon Enquiry
EPC Rating	C

Description

The site comprises of 7,804 sqft apex-shaped site with the existing building being situated to the front of the apex and a car park to the rear. The premises were a well-known local destination known as The Starling until 2008, after which the premises changed into a karaoke bar/restaurant that ceased trading in April 2025. Internally, the building comprises a fully fitted bar/restaurant with a kitchen and storeroom. The first floor is comprised of a 3-bedroom apartment.

Location

The site is situated at the junction of Rickmansworth Road A404 and Cuckoo Hill B466, a main road interlinking Pinner to Northwood and Ruislip to Pinner. The property is opposite a secondary parade of shops to the north and is neighboured by residential to the east and south of the site.

Pinner Underground Station is 1.2 miles from the property, and Northwood Hills Underground Station is 0.9 miles away, providing links into central London in 38 minutes. By road, the A40 Western Avenue is 4.4 miles from the site, providing easy access to the M25 / M40.

Opportunity

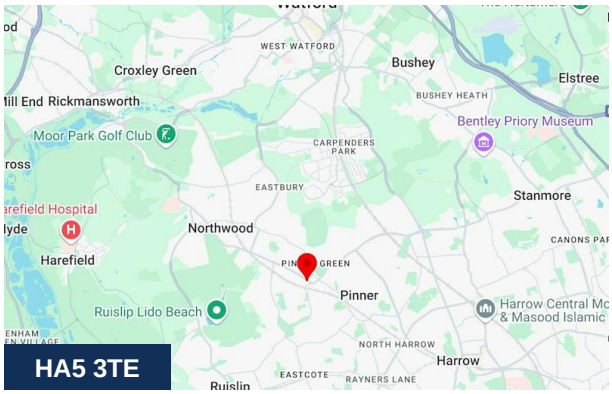
The site presents various development / repurposing angles to suit a purchaser's needs. Subject to planning the site may be suited for intensified use as a restaurant/bar with an increased footprint to the rear of the site. The site may also suit residential use with several similar sites being developed in the vicinity in recent years. Our client's preference is for an unconditional sale and purchasers should take their independent advice in respect of the potential of the site.

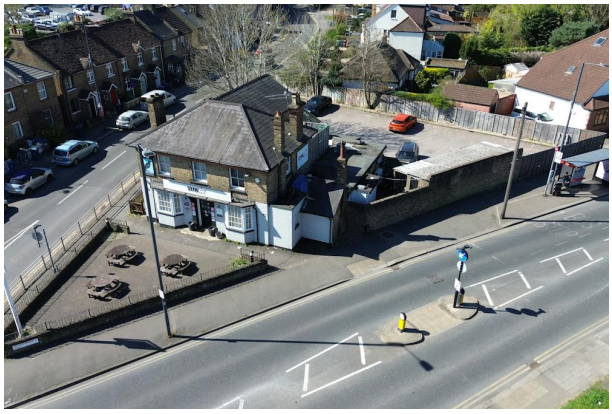
Price

Guide Price of £1,650,000.00 is sought for the freehold interest in the site.

Video

- Marketing Video - https://vimeo.com/1073191176?share=copy







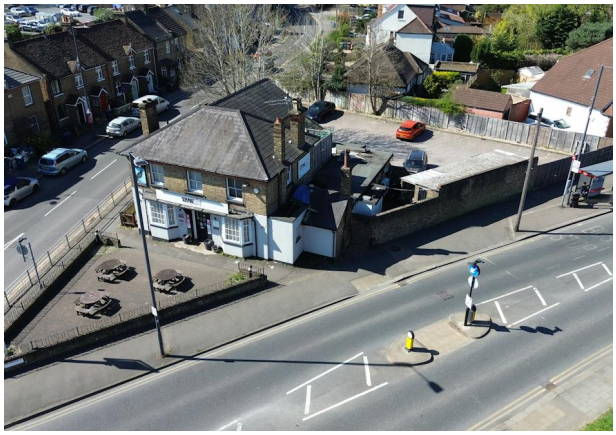
Viewing & Further Information



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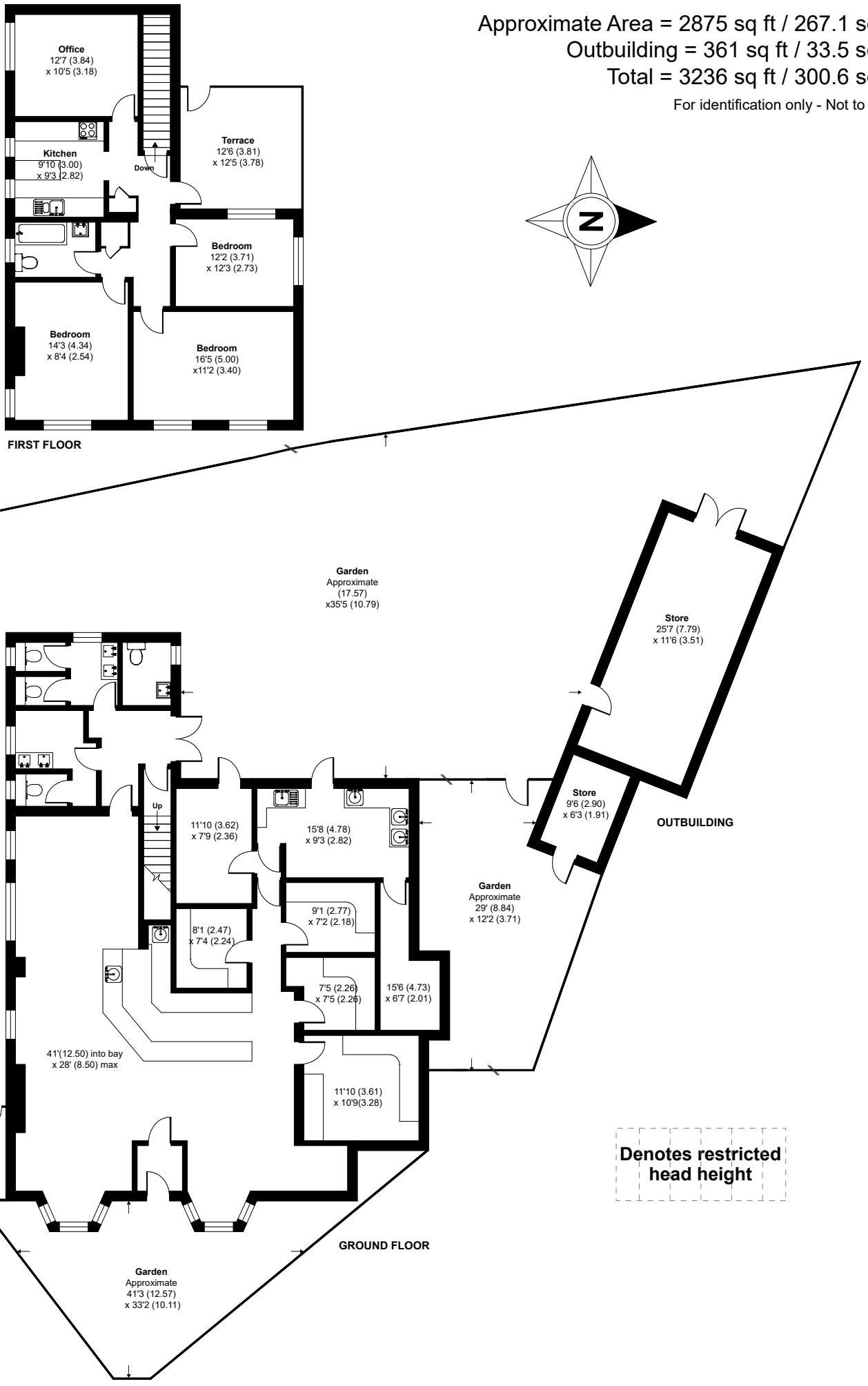






Rickmansworth Road, Pinner, HA5

Approximate Area = 2875 sq ft / 267.1 sq m
Outbuilding = 361 sq ft / 33.5 sq m
Total = 3236 sq ft / 300.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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