david charles
property consultants

TO LET



48 Bridge Street

Pinner, HA5 3JF

Small retail unit situated on Pinner's primary retail parade.

488 sq ft

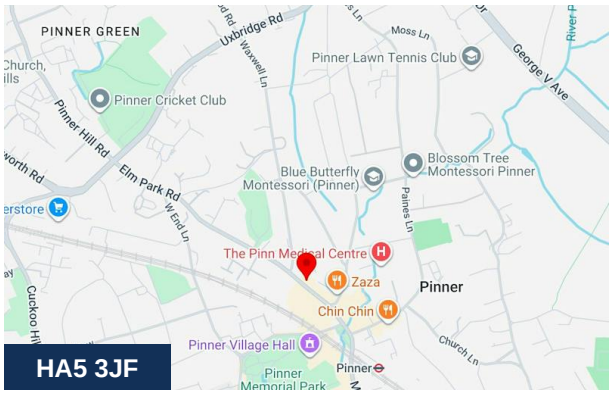
(45.34 sq m)

- Open Plan
- Parking available nearby
- Prominent position
- Suitable for a variety of uses
- Good condition
- Pinner Metropolitan Line Station (0.2 Miles)
- Storage space to the rear
- Staff amenities

48 Bridge Street, Pinner, HA5 3JF

Summary

Available Size	488 sq ft
Rent	£24,500 per annum
Rates Payable	£7,831 per annum
Rateable Value	£20,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B



Description

The property is a ground floor retail unit currently operating as a vape shop and comprises of an open plan retail space to front of the property with a storage / staff room to the rear. There is also rear access via the service road on Bridge Street.



Location

The property is located on the north-east side of Bridge Street, in a prominent position in the center of Pinner, just 0.2 miles from the train station. The premises are close to numerous well-known retailers such as Lidl, Sainsbury's, Marks & Spencer, Starbucks, Zaza's, and Pure Gym, 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 by way of a new lease for a term by arrangement.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Viewing & Further Information

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