

COMMERCIAL ESTATE AGENTS & VALUERS

**SHOP & RESIDENTIAL INVESTMENT  
WITH EXCELLENT ONSITE PARKING  
FREEHOLD FOR SALE  
2A PINNER GREEN, PINNER, MIDDX, HA5 2AA**



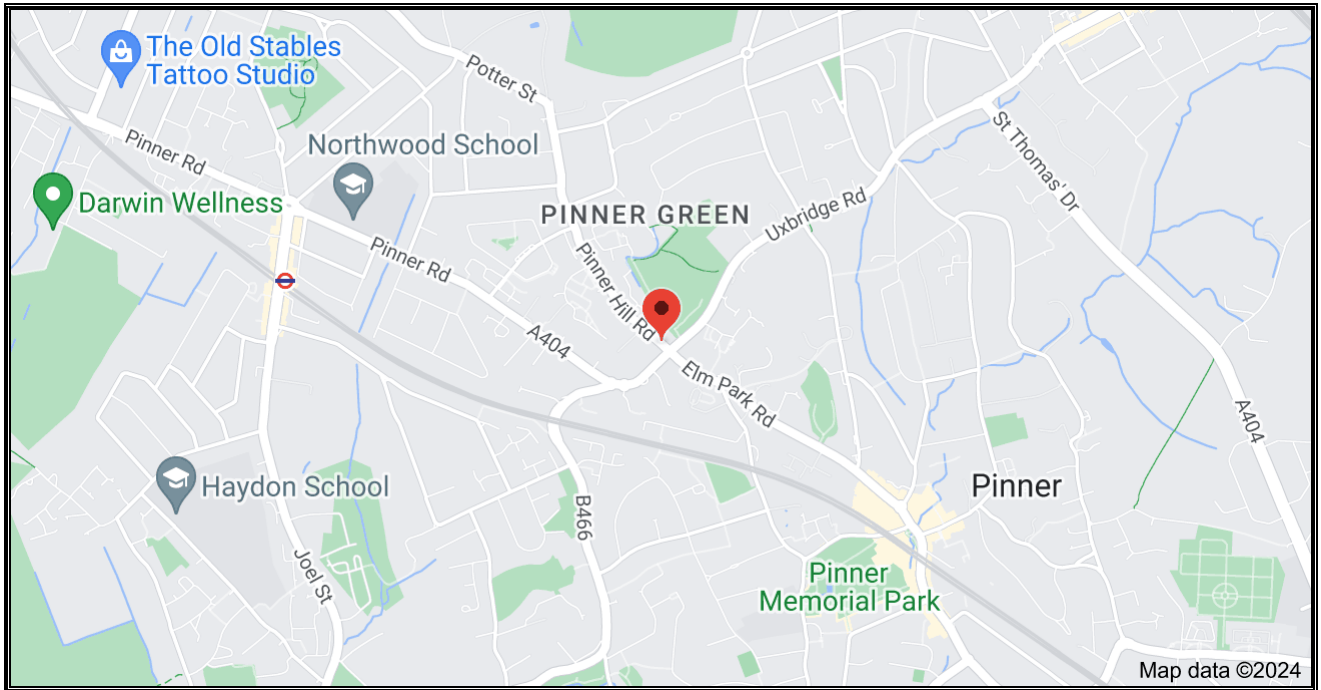
**LOCATION**

The premises are situated in a prominent position in this secondary parade of shops at the busy intersection of Pinner Green (A404) and Pinner Hill Road.

The shop is situated in a small parade of independent shops, being close to Domino Pizza, a Tesco supermarket and a modern Shell forecourt.

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**ACCOMMODATION** Comprises a corner ground floor shop currently trading as a Veterinary Practice together with front, side and rear parking for 6-7 cars with a 3 bed flat on the first floor, approached from the side. The shop affords the following approximate dimensions:

Frontage	15'9
Return Frontage	10'1
Internal width	16'4
Depth	49' 11
Ground floor area	816 sq ft approx

**TENANCIES & INCOMES**

The shop is let to Medivet Group Ltd on an FRI lease for a term of 15 years from February 2017 subject to a rent review and mutual option to break in February 2027, outside of the Landlord & Tenant Act 1954.

Current income £23,000 per annum exclusive.

Medivet is a leading European Veterinary Group with 1,000+ veterinary practices including 400 in the UK. The recorded revenue for 2023 was £345.9m.

The first floor flat, is let on an AST producing £17,600 per annum.

**Total income: £40,600 per annum.**

**TENURE**

Freehold for sale subject to the tenancies and incomes as above and vacant possession of the office.

**PRICE**

Offers in the region of £950,000.

**EPC**

Shop: C  
Flat: E

**LEGAL COSTS**

Each party to be responsible for their own costs incurred.

**VIEWING**

Strictly through sole agents as above.



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