

333 Rayners Lane, Pinner HA5 5EN



Freehold Retail Unit 569 sq ft (53 sqm) £310,000

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COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location

The retail shop is located in a prime position in the bustling Rayners Lane shopping area, just a stone's throw from Rayners Lane underground Station (Metropolitan and Piccadilly lines). Surrounding businesses include Cake Box, Coral, Costa, Sainsbury's Local, Iceland as well as several other independent retailers. There is ample 1 hour's free parking on both sides the road in front.

Description

The buyer will receive the freehold title of the whole building although only the ground floor retail unit is available for sale. The uppers and basement have been sold on long leases and provide rental income to their respective leaseholders.

The lock up shop measures 569 sq ft (53 sq m) approximately. The property comprises of a shop front which has been separated by a stud wall from the rear storage area. Just off this rear part are the toilet, wash basin and a fitted kitchen. A rear door / fire escape leads to the ground floor via a metal staircase.

The shop has an E Class usage, making it suitable for various types of businesses, which include most retail, financial, estate agents, post office, health clinics, restaurants, and cafes amongst others.

Price

The price of £310,000 is for the vacant possession of the ground floor and the Freehold title of the whole building which comprises the ground floor, the uppers and basement which are both sold off on long leases.

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Ground Rent

None demanded by the freeholder as it is the equivalent of one peppercorn in the leases for each.

Business Rates

The Rateable Value is £8,800. The Rates payable would be £4,391 approximately. We advise any interested parties to confirm this with the local Harrow Council.

EPC and Floor Plan

The Energy Asset rating is 91 (band D). The full EPC report is available upon request.

Availability and Viewing

Vacant possession is available upon completion. Please contact agents ASHTON FOX COMMERCIAL to arrange a viewing on 0208 238 5588 or sales@ashtonfox.co.uk

Note: These details are for guidance only and should not be relied upon before inspection and full information supplied. They do not constitute part of an offer or contract. All figures quoted are exclusive of VAT where applicable.

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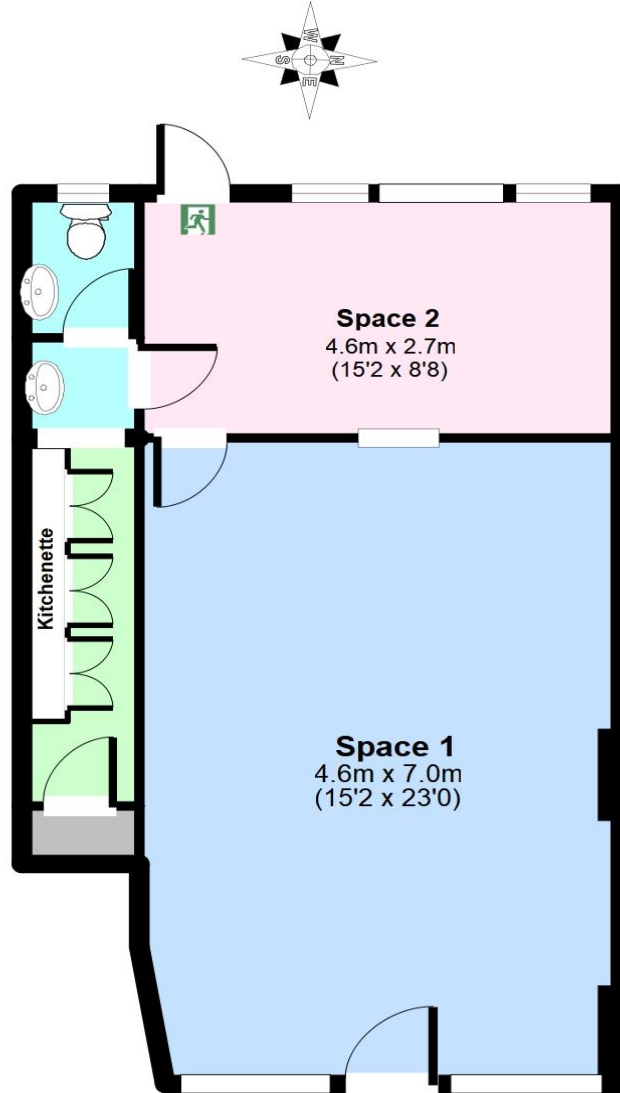
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FLOOR PLAN



Total Area: 53 sq. m / 569 sq. ft

Rayners Lane, Pinner HA5

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission, or mis-statement. This plan is for illustrative purpose only and should not be tested and no guarantee prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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