

33-35 BRIDGE STREET, PINNER, HA5 3HR



Retail Unit To Let

- **Key Features**
- 5,500 sqft / 510 sqm
- Double Fronted Unit
- Situated in Pinner Town Centre
- Parking available nearby
- Suitable for a variety of uses.

For further information, please contact:

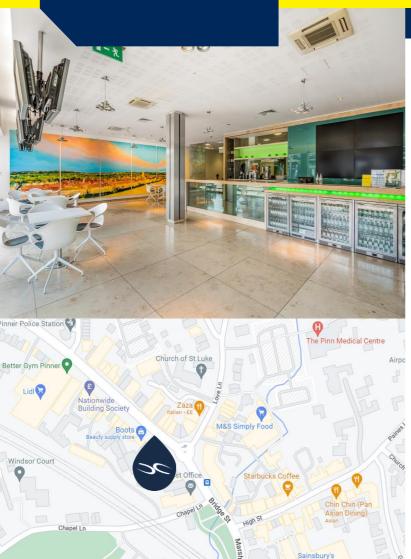


Peter Amstell T: 020 8429 9007 E: peter@davidcharles.co.uk

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TO LET

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Ro

Location

The property is situated in a prime position on the south side of Bridge Street opposite its junction with Love Lane. Pinner Metropolitan line underground station is close by as are several bus stops. Nearby occupiers include Sainsburys, M&S, Lidl, Boots Chemist, Specsavers, and Caffé Nero

The Property

The property comprises of a large double fronted retail unit and has the benefit of an open plan sales area that is arranged over ground floor only.

Floor Areas

5,000 Sq ft / 464.5 Sq m

Rent

£150,000.00 per annum

Business Rates

The Rates Payable for 2022 are £44,288 per annum. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Terms

The premises are available by way of a new FRI lease.

Viewings

Strictly through appointments with sole agents only:-

Peter Amstell T: 020 8429 9007 E: peter@davidcharles.co.uk

Conor Wood T: 020 7182 2655 M: 07546 801 834 E: <u>conor.wood2@cbre.com</u>

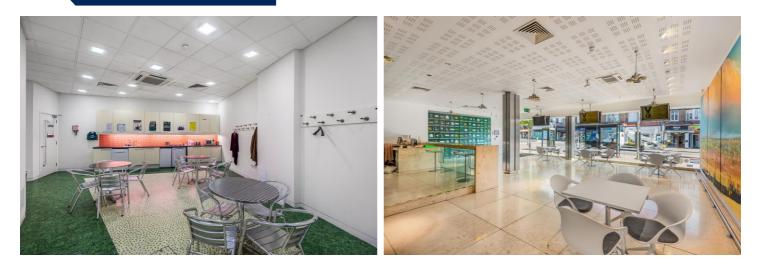


r Memorial Park ens' Playground

> These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.



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