



**661 Uxbridge Road**

**Pinner, HA5 3LW**

**Long Leasehold Business  
Unit For Sale - Former  
dental surgery (Use Class E)  
and car park situated in a  
prominent position in Pinner  
Green**

**355 sq ft**  
(32.98 sq m)

- Pinner Metropolitan Line Station (0.7 miles)
- Hatch End Overground Station (1.7 miles)
- Nearby to Tesco's and other local traders
- Possibility to extend the existing building at ground and first floor subject to planning



# 661 Uxbridge Road, Pinner, HA5 3LW

## Summary

Available Size	355 sq ft
Price	£275,000
Rates Payable	£3,293.40 per annum
Rateable Value	£6,600
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	C

## Description

The property was previously used as a dental surgery, it comprises of an open plan reception area, a decontamination room, two dental surgery clinics, a toilet and a small kitchenette. To the front of the property there is a large forecourt with space for approx. 4 vehicles.

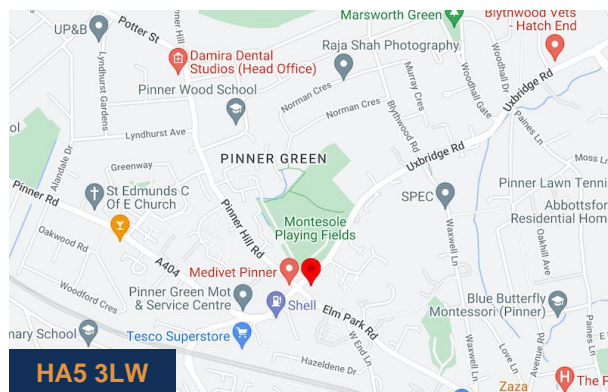
## Location

The property is located in a prominent position at the intersection of Pinner Green & Uxbridge Road thus in close proximity to Pinner and Hatch End High Streets. The unit benefits from a high level of passing traffic whilst also being within close proximity to Tesco's and nearby to other local traders. Pinner Metropolitan Line Station is 0.7 miles from the property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	355	32.98	Available
<b>Total</b>	<b>355</b>	<b>32.98</b>	



## Viewing & Further Information



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