



7 High Street

Pinner, HA5 5PJ

Freehold Two Storey Shop For Sale

1,363 sq ft

(126.63 sq m)

- Located on Pinner's historical High Street in a prominent position.
- Pinner Metropolitan Underground Station (0.2 miles).
- Excellent freehold opportunity for owner occupiers / investors.
- Former spa (Use Class E).

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Summary

Available Size	1,363 sq ft
Price	£650,000
Rates Payable	£13,923 per annum
Rateable Value	£25,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a two-storey retail unit, most recently operated as a spa, offering a well configured layout suitable for a variety of commercial uses. The ground floor comprises a large reception area, two treatment rooms, a kitchen, and W/C facilities, with a fire exit providing access to the rear of the property. The first floor comprises three additional treatment rooms and a W/C with a shower room. There is also a basement accessible via the rear.

Location

The property is situated on Pinner High Street, just a 2-minute walk from Pinner Underground Station on the Metropolitan Line, offering access to Central London in under 30 minutes. It is conveniently located near well-known retailers such as Sainsbury's, Marks & Spencer, Starbucks, Café Nero, Zaza's, and WH Smith, along with a variety of independent businesses

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	677	62.90	Available
1st	686	63.73	Available
Total	1,363	126.63	



Viewing & Further Information



Peter Amstell

020 8429 9007

peter@davidcharles.co.uk



Tom O'Malley

020 8429 9005 | 07522 700 508

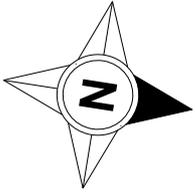
tom@davidcharles.co.uk

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High Street, Pinner, HA5

Approximate Area = 1464 sq ft / 136 sq m

Outbuildings = 122 sq ft / 11.3 sq m

Total = 1586 sq ft / 147.3 sq m

For identification only - Not to scale

