



## 52 Bridge Street

Pinner, HA5 3JF

**Ground floor former  
restaurant.**

**950 sq ft**

(88.26 sq m)

- Former Restaurant (Use Class E)
- Situated on Bridge Street Pinner neaby to a number of other retailers & restaurants
- Pinner Metropolitan Line Station (0.2 Miles)
- Unit stripped out ready for tenants fit out.

# 52 Bridge Street, Pinner, HA5 3JF

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 950 sq ft                          |
| Rent           | £35,000 per annum                  |
| Rates Payable  | £12,558 per annum                  |
| Rateable Value | £23,000                            |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C                                  |

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         | Rent           | Availability |
|--------------|------------|--------------|----------------|--------------|
| Ground       | 950        | 88.26        | £35,000 /annum | Available    |
| <b>Total</b> | <b>950</b> | <b>88.26</b> |                |              |

## Description

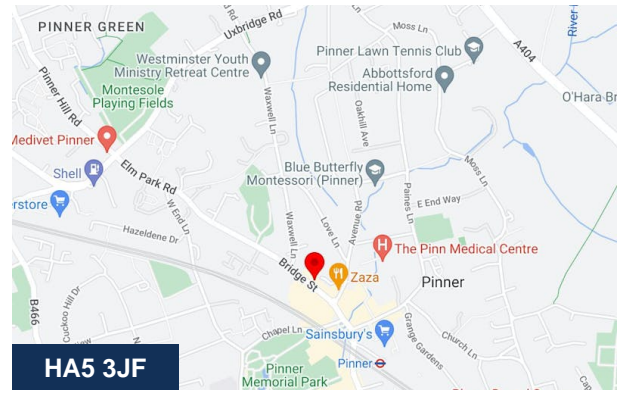
The property comprises a former restaurant. The unit has been stripped back to a shell by the landlord. To the rear of the unit remains a commercial kitchen (which could be removed) and toilets. The unit contains provisions for HVAC and would be ideal for restaurant use.

## Location

The property is located on the north-east side of Bridge Street, in a prominent position in the centre of Pinner. The premises are close to numerous well-known retailers such as Lidl, Sainsbury's, Marks & Spencer, Starbucks, Café Nero, Zaza's, and WH Smith, along with a variety of independent businesses. Pinner Metropolitan line underground station is close by as are several bus stops. Parking is available either by way of on street pay and display bays or in the nearby public car parks.

## Terms

The ground floor retail unit is available by way of a new lease for a term by arrangement.



## Viewing & Further Information



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