



Westbury House, 23-25 Bridge Street
Pinner, HA5 3HR

**Ground Floor Retail Unit -
Suitable for Use Classes E &
D1**

823 sq ft
(76.46 sq m)

- Double Glazing
- Kitchen Facilities
- Air Conditioning / Heating
- Parking available nearby
- Suitable for a variety of uses

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Summary

| | |
|----------------|------------------------------------|
| Available Size | 823 sq ft |
| Rent | £40,000 per annum |
| Rates Payable | £13,039 per annum |
| Service Charge | Included |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | B |

Description

The property comprises a open plan retail unit on ground floor. There is partitioned meeting room/office to the front of the unit and to the rear of the unit there is a kitchen and W/Cs. The unit also benefits from air conditioning, suspended ceilings and carpets.

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.

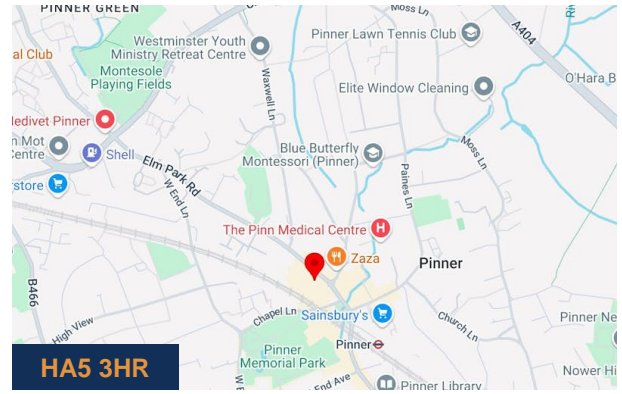
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|------------|--------------|--------------|
| Ground | 823 | 76.46 | Available |
| Total | 823 | 76.46 | |

Terms

The premises is available by way of a new lease for a term by arrangement.



Viewing & Further Information



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