



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	£500 per month
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

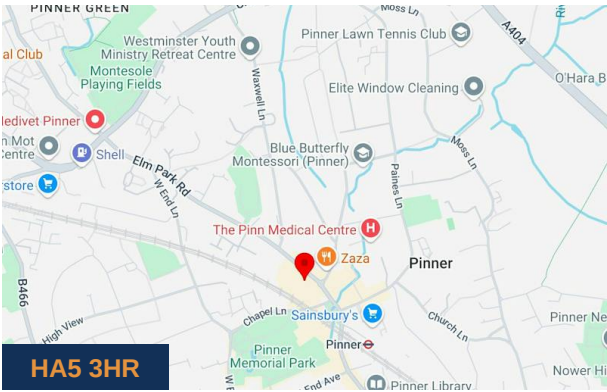
The property is situated in a prime position on the south side of Bridge Street opposite its junction with Love Lane Pinner Metropolitan line underground station is close by as are several bus stops Nearby occupiers include Sainsburys, M&S, Lidl, Boots Chemist, Specsavers, and Caff  Nero.

Terms

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

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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