

VDBM

Chartered Surveyors

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TO LET - RETAIL



12 High Street, Pinner HA5 5PW

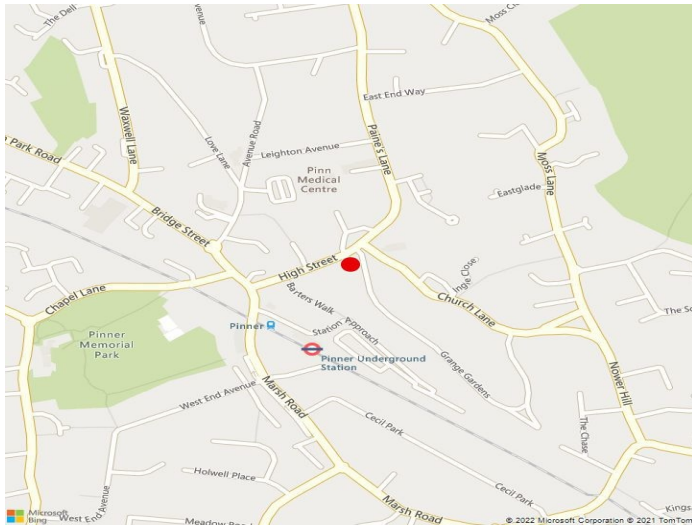
515 Sq Ft (55.74 Sq M)

£30,600 per annum exclusive

- NEW LEASE AVAILABLE
- SHOP / OFFICE CLASS E
- SUITABLE FOR A VARIETY OF USES
-

Location

The property is situated on the historic Pinner High Street in a prominent location.



Description

A three storey terraced property offering a self-contained ground floor retail/office. Our landlord client is currently in the process of extending the rear section of the shop with works to be completed end of November 2023.



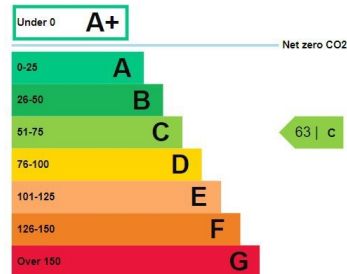
Accommodation

Accommodation	sq ft	sq m	Rent
Ground Floor	515	47.84	£30,600
Total Area	515	47.84	

EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of C (63).

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Rent

£30,600 per annum exclusive

Terms

The premises are available on a new 12 year Full Repairing and Insuring lease for a term to be agreed subject to 3 yearly rent reviews.

Legal Costs

Each party to bear their own legal costs.

Business Rates

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

Viewings

Strictly by appointment through VDBM on 01923 845222.

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.