

TO LET - RETAIL



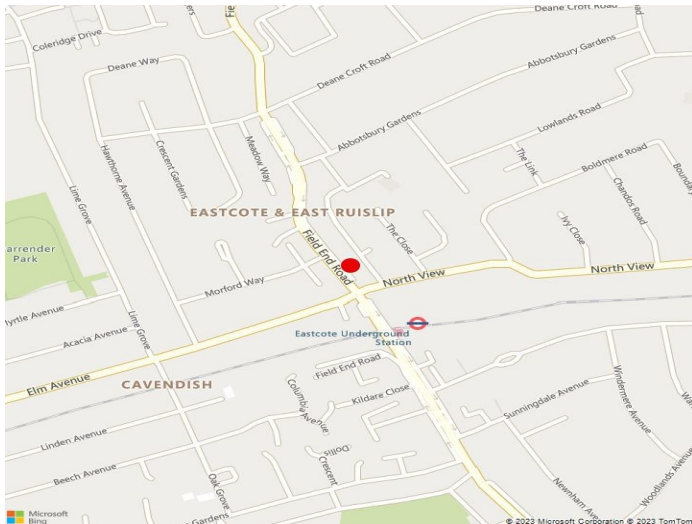
179 Field End Road, Pinner HA5 1QR
1,089 Sq Ft (101.17 Sq M)

£37,500 per annum exclusive

SUITABLE FOR RETAIL / RESTAURANT / OFFICE

Location

Situated in an excellent position on Field End Road, nearby local occupiers include Tesco Express, Halifax, Boots, Wimpey, Wenzels, Costa Coffee, Holland & Barrett and Superdrug. The property is within easy walking distance of Eastcote Metropolitan and Piccadilly Line Station.



Description

Former HSBC Bank premises (the right hand side only of a double unit) suitable for a variety of purposes subject to consents.

Comprising a ground floor lock up shop, currently partitioned into various areas/offices but could be opened up to create one large open plan space



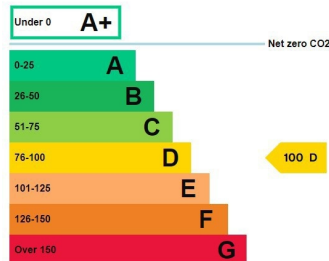
Accommodation

Accommodation	sq ft	sq m
Total Area	1,089	101.17

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (100).

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Rent

£37,500 per annum exclusive

Terms

A new full repairing and insuring lease for a term to be agreed subject to periodical upward only rent reviews.

Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £20,000

Rates Payable: £9,980 (2024/2025)

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

Viewings

Strictly by appointment through VDBM.
steve.keenan@vdbm.co.uk 01923 845226
toby.woodward@vdbm.co.uk 01923 845221

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.