

FOR SALE - INVESTMENT



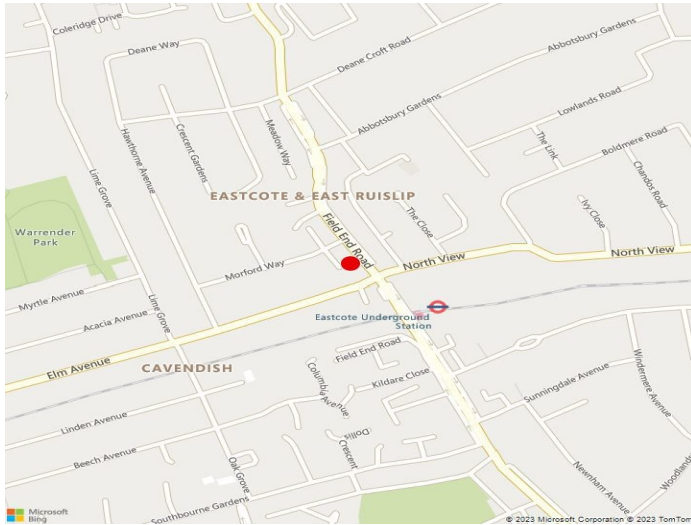
184 184A & 184B Field End Road, Pinner HA5 1RF

Guide Price £1,950,000

FREEHOLD INVESTMENT AND BUSINESS FOR SALE

Location

Located in the heart of Eastcote, a popular shopping area with good parking facilities. Major multiples represented include Lidl, Sainsbury's, Tesco, Boots, Superdrug, Aldi, Wenzels, Costa Coffee and Wimpey.



Description

The premises comprise substantial three storey building with a large garden and garage to the rear. There is also a detached single storey building adjacent which is included.

No. 184 - currently trading as Changers Bar, a fully fitted bar including music and TV sports venue to the main front section with a beautiful large garden, additional seating and garage to the rear section all on ground floor level. Changers Bar has been lovingly serving drinks to treasured customers for nearly 45 years. Area - 1,687 sq ft / 156 sq m excluding large rear garden and garage.

Live entertainment and tribute acts on every Bank holiday Sunday
Karaoke weekly
Spot prizes every Sunday
DJ Music nights at the weekend
Live sport on 6 large TV screens indoors as well as in the garden
Monthly quiz/bingo/races
Thursday Fun Nights
Psychic nights - 2-3 shows a year

Weekly takings £10,000 approx.

No. 184A - currently offers a 6 bed flat including 2 baths, 1 ensuite, 2 balconies at first and second floor levels. Area - 2,066 sq ft / 192 sq m.

Annual Income £44,500 (Let on AST agreements)

184B - currently offers a single storey detached building trading as a mini cab office. Area - 225 sq ft / 20.9 sq m.

Held on a 99 year lease from 1st March 2007 on a peppercorn rent annually.

EPC

Energy performance certificates (EPCs) are available upon request. The property has an energy rating as follows:-

No. 184 B (42)
No. 184A E (54)
No. 184B D (78)

Price

£1,950,000

Terms

Freehold Investment for sale, including Changers Bar business as a going concern and current income of the flat above.

Legal Costs

Each party to bear their own legal costs.

Business Rates

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

Wine Bar and Premises

Rateable Value: £18,000

Rates Payable : £8,982 (2024/2025)

Shop and Premises at 184B

Rateable Value: £6,200

Rates Payable: £3,093 (2024/2025)

Residential Flat at 184A

Council Tax Band D.

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.