

# TO LET - RETAIL/OFFICE



**39 High Street, Pinner HA5 5PJ**  
1,010 Sq Ft (93.83 Sq M)

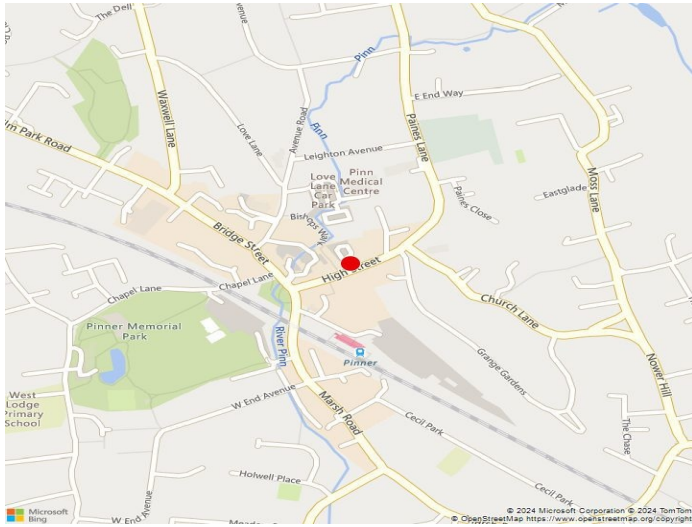
£29,500 per annum exclusive

**POPULAR HIGH STREET LOCATION**

- SELF-CONTAINED TWO STOREY PREMISES
- SUITABLE FOR A VARIETY OF USES
- 2 CAR SPACES

## Location

The property is located in the historic Pinner High Street popular with restaurants and retailers. Pinner Metropolitan Line Station is within a few minutes' walk. Multiple retailers nearby include Sainsbury's, Marks & Spencer, WHSmith, Boots, Subway, Card Factory and Wenzels.



## Description

This is a unique Listed two storey property. The ground floor offers a large open plan area with internal stairs leading to three private rooms at first floor level. Kitchen and WC.

There is an external store together with 2 on site car spaces.

The property may be suitable for a variety of retail, office, teaching, training or medical uses within Class E. Prospective tenants are advised to make their own planning enquiries.



## Accommodation

| Accommodation | sq ft | sq m  |
|---------------|-------|-------|
| Ground Floor  | 460   | 42.73 |
| First Floor   | 550   | 51.1  |
| Total Area    | 1,010 | 93.83 |

## EPC

An energy performance certificate (EPC) is available upon request.

## Rent

£29,500 per annum exclusive

## Terms

A new full repairing and insuring lease for a term to be agreed.

## Business Rates

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

Rateable Value: £21,500

Rates Payable £2,682 (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.