

# TO LET - RETAIL



3 Pinner Green, Pinner HA5 2AF  
1,433 Sq Ft (133.13 Sq M)

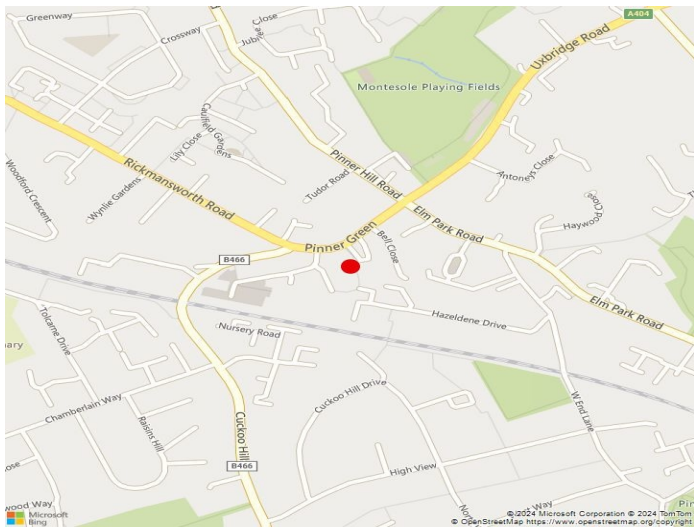
£29,950 per annum exclusive

RETAIL / OFFICE / CLASS E

- NEW LEASE
- AVAILABLE IMMEDIATELY
- SUITABLE FOR A VARIETY OF USES

## Location

The property is situated in a prominent location in the heart of Pinner Green. There are independent shops, restaurants and takeaways in the vicinity.



## Description

The premises comprise of a ground floor lock up retail shop currently trading as a florist. Suitable for a variety of uses.

The premises offer suspended ceiling with spot lighting and tiles floors.

To the rear of the premises is an additional work space and storage facilities. There is a separate rear access for loading/unloading.



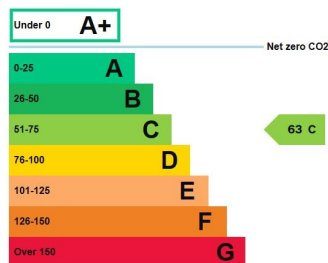
## Accommodation

Accommodation	sq ft	sq m
Total Area	1,433	133.13

## EPC

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

This property's energy rating is C.



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

£29,950 per annum exclusive

## Terms

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

## Service Charge

To be confirmed.

## 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: £10,750

Rates Payable : £2,687

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

## Viewings

Strictly by appointment through VDBM.

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.