

## FOR SALE - INVESTMENT



182 Field End Road, Pinner HA5 1RF  
685 Sq Ft (63.64 Sq M)

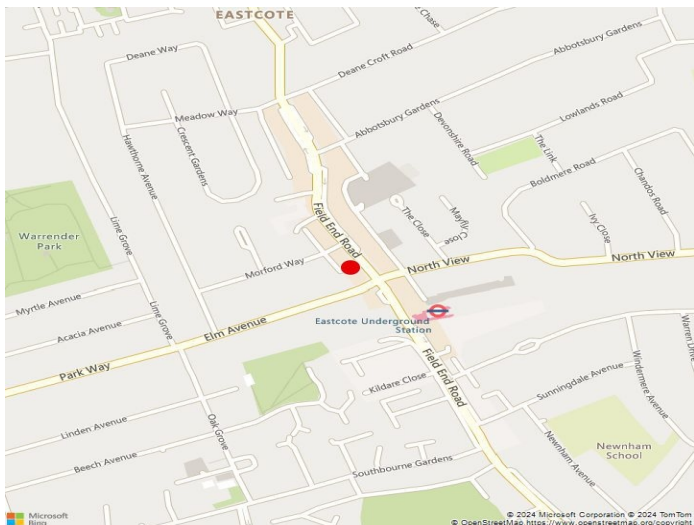
Guide price £425,000

### TOWN CENTRE LOCATION

- SHOP RENT £23,000 PAX
- FLAT SOLD ON LONG LEASE
- ESTABLISHED TENANT
- CLOSE TO LONDON UNDERGROUND STATION

## Location

The property is situated in the centre of Eastcote very close to Eastcote Metropolitan and Piccadilly Line Station. There is good access to the M40/A40/M25. Parking facilities are nearby both on the road and in public car parks.



## Description

INVESTMENT property comprising ground floor lock-up shop trading as a nail bar with self-contained flat above. The ground floor comprises open plan shop area plus two treatment rooms, WC and stores. Two parking spaces allocated.

The flat comprises three rooms, kitchen and bathroom on the first and one room on the second floor.



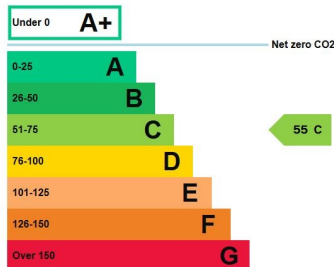
## Accommodation

Accommodation	sq ft	sq m
Shop	517	48.03
Treatment Rooms	126	11.71
Stores	42	3.9
Total Area	685	63.64

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (55).

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.

## Price

£425,000 Guide price

## Terms

The ground floor shop is let to X T Vu for a term of 12 years from 8th February 2018 at a rent of £23,000 per annum exclusive. The next rent review is in 2027. The lease is on full repairing and insuring terms.

The landlord holds a rent deposit of £7,500.

The flat is let on a 189 year lease from 29th September 1985 at a fixed rent of £100 per annum exclusive.

## 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.