



**Andrew Pearce**  
COMMERCIAL



***104 Marsh Road, Pinner, Middlesex HA5 5NA***

***£725,000 FREEHOLD***

***A rare opportunity to acquire a Commercial Investment in the Hear of Pinner.  
Total income being produced currently £33,840 per annum with the potential of  
£36,240 per annum – potential for the residential uppers to be converted to allow  
for a further apartment subject to planning.***

## Description

Commercial Investment FOR Sale comprising of an A1 retail shop of approximately 563 sq ft – Lease from 2016 with a passing rent of £18,000 and a rent review due in 2026.

A two-bedroom apartment above, currently on an AST at a rent of £15,840 per annum.

## Location

Situated in the prominent position in Pinner Village among multiples such as Sainsbury's, Marks and Spencer, Boots, Carphone Warehouse, Wenzels, Clinton Cards and all major Banks and Building Societies. The premises are also within a few minutes walk of Pinner (Metropolitan Line) Station.

## Accommodation

Open plan ground floor retail area of 445 sq ft.

Rear office and storage area of 118 sq ft.

Total floor area of 563 sq ft with kitchen and wc facilities.

Two Bedroom Apartment above.

## Price

£725,000 FREEHOLD

## Rates

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

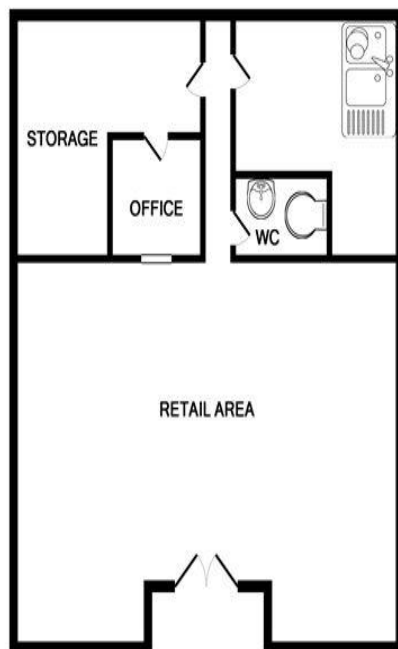
Rateable Value: £16,500

For verification purposes, prospective buyers are advised to make their own enquiries.

## Viewings

For additional information or the opportunity to view please contact Sam Quinn.

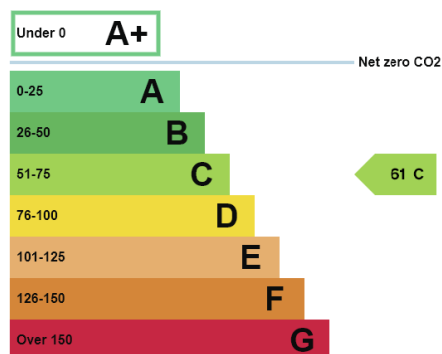
[sam.quinn@andrew-pearce.co.uk](mailto:sam.quinn@andrew-pearce.co.uk)



Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy rating and score

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.

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.