

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BEFORE CONSTRUCTION PHASE.

DO NOT SCALE FROM THIS DRAWING.

ANY AREAS INDICATED ON THIS DRAWING ARE FOR GUIDANCE ONLY AND NO RESPONSIBILITY IS TAKEN FOR THEIR ACCURACY.

Field End Road, Pinner, HA5 1QR
£37,500 Per Annum

DBK
ESTATE AGENTS



Field End Road, Pinner, HA5 1QR £37,500 Per Annum

Unlock the potential of this remarkable commercial property, strategically positioned on a bustling high street, and available for immediate occupancy. Boasting an impressive circa 1,053 sq. ft., this versatile space caters to a range of business needs, making it the perfect canvas for your retail or office aspirations.

Positioned prominently, this property enjoys excellent visibility and accessibility, ensuring maximum exposure to both foot traffic and passersby. Ample parking at the rear provides convenience for your clients and staff, enhancing the appeal of this location.

The interior offers flexibility, currently partitioned into separate rooms, but easily transformed into an open-plan layout that suits your business requirements. The property is also brimming with potential, as plans have been submitted for a shop front change that will elevate its curb appeal and attract even more attention.

For added convenience, there's no shortage of parking options with additional pay and display parking available in close proximity. The lease terms are open for negotiation, ensuring a tailored agreement that suits your business plans.

Situated a mere 0.1 miles from Eastcote Station, connectivity is a breeze enhancing accessibility for both customers and employees.

Key Features

- Available Immediately
- Prominent High Street Location
 - Circa 1,053 Sq.Ft
 - Ample Parking at Rear
- Currently Partitioned into Separate Rooms but Can Be Made Open Plan
 - Ideal for Retail or Office Space
 - Plans Submitted for Shop Front to be Changed
- Additional Pay + Display Parking Available
 - Lease - To be Negotiated
 - Eastcote Station 0.1 miles



Lease

Terms to be negotiated

Legal Fees

Each party to be responsible for their own legal fees (if applicable)

Rates

To be advised

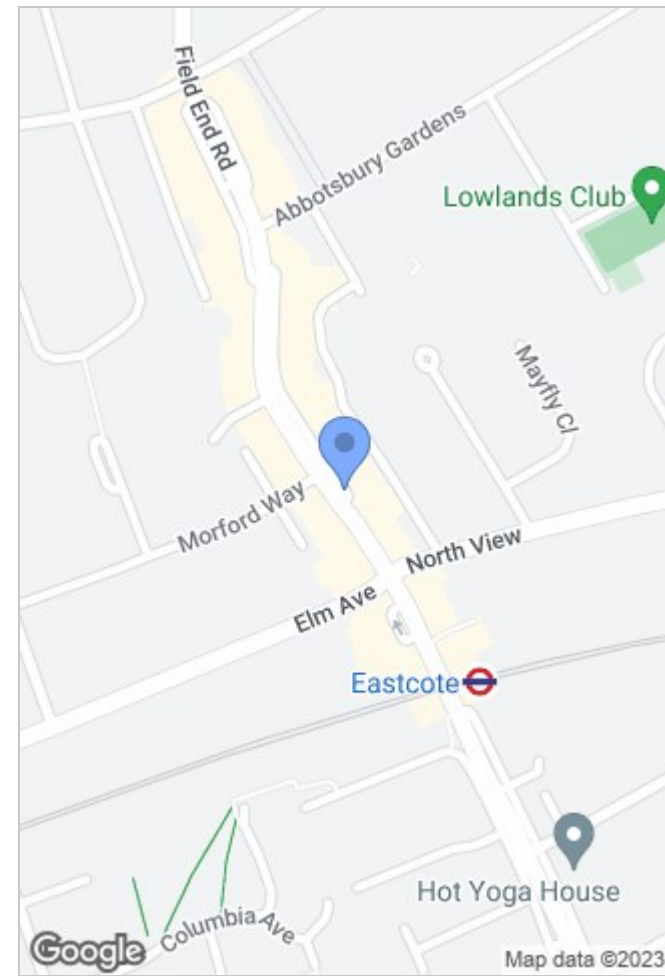
GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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