

On the instructions of the
Joint Fixed Charge Receivers



Online
Auction

Thursday 10th September 2026



204 Field End Road, Pinner,
Middlesex, HA5 1RD

SW

Sanderson
Weatherall

Freehold mixed use building. Ground floor retail and residential arranged over first/second floors sold off on a long lease. Ground floor occupied on unknown terms.

- Guide Price: £125,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of the Joint Fixed Charge Receivers
- ▶ Freehold mixed use building in a busy trading location close to Eastcote Underground Station and Sainsbury's Local
- ▶ Ground floor trading as an accountancy firm
- ▶ Occupancy terms and rent unknown
- ▶ First/second floor maisonette sold off on a long lease
- ▶ Two car parking spaces to the rear



Description

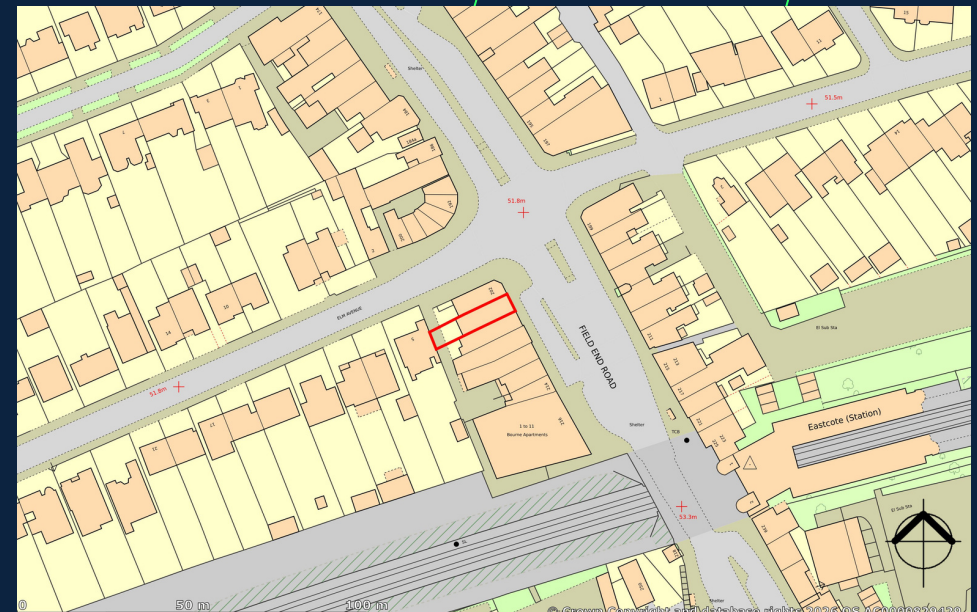
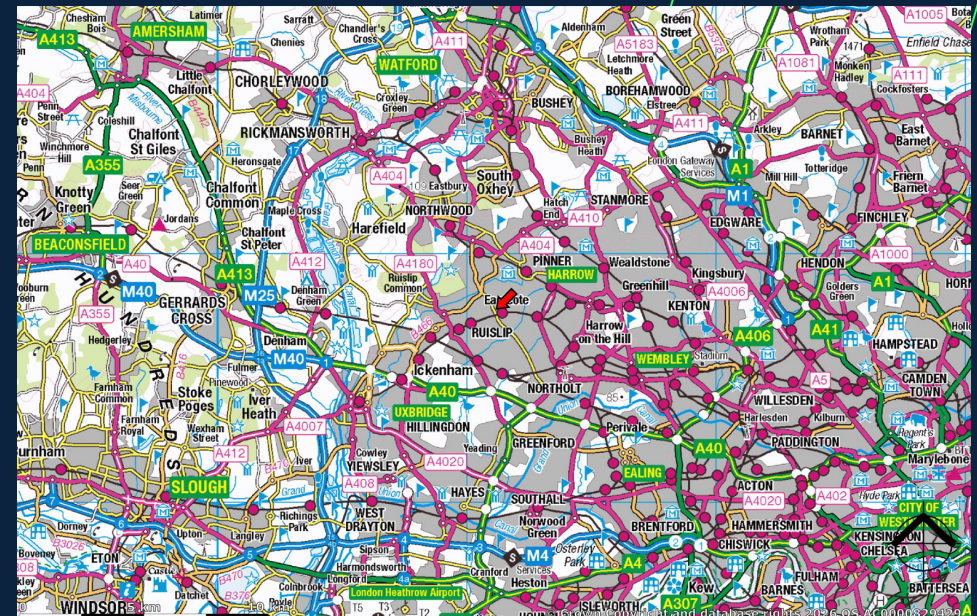
The property comprises a three storey building forming part of a local parade arranged as a ground floor retail/office of approximately 86.00 sq m (926 sq ft) together with a first/second floor maisonette that has the benefit of separate rear access. The maisonette has been sold off on a long lease.

There are two car parking spaces to the rear of the property with vehicular access from Elm Avenue.

Location

Eastcote is located approximately 2 miles south-west of Pinner and one mile east of Ruislip. Transport communications are excellent with access into central London and to the west via Western Avenue (A40), M40 motorway and to the north via the North Circular Road (A406).

The property is prominently situated on the west side of Field End Road, close to the junction with Elm Avenue and a short distance from Eastcote Underground Station (Metropolitan Line). Nearby occupiers include Boots the Chemist, Sainsbury's Local as well as a number of independent cafes, bars, restaurants, estate agents and other retailers.



Accommodation

Address	Floor	Sq M	Sq Ft	Tenant	Lease Terms	Current Rent (£pa)
204 Field End Road	Ground	86.00	926	Unknown	Unknown	Unknown
204A Field End Road	First / second	Not measured		Individual	189 years from 27/04/2004	Peppercorn

(1) The receivers have not been provided with copy lease, license, tenancy agreement or any other document to confirm the terms under which the property is being occupied. We do not know if any rent is being paid or demanded. We understand the occupier is either the borrower or a related party to the borrower. Interested parties will need to make their own further enquires. If we are provided with any further information this will be uploaded to the legal pack.

Planning

Local Planning Authority – London Borough of Hillingdon (01895 250230) www.hillingdon.gov.uk





Guide Price

£125,000

VAT

We understand VAT is not applicable

EPC

Retails – Awaiting

Tenure

Freehold

Seller's Solicitor

Irwin Mitchell LLP

Sophie McKelvey | 07912 210438 | sophie.mckelvey@irwinmitchell.com



Sanderson
Weatherall

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Dated – 19/08/2026