



Field End Road, Pinner

- Established Restaurant Business
- Approx. 1,400 sq ft
- Four-Bedroom Flat Above
- Ideal Owner-Operator Opportunity
- Goodwill Premium £150,000

£150,000

- Prime Trading Location
- Rent Review Completed January 2026
- Approx. £3,000 PCM Residential Income
- Investment Potential
- Viewing Strictly By Appointment Only

Tenure: Leasehold

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Field End Road, Pinner

DESCRIPTION

Established Restaurant Business For Sale with Residential Income Opportunity

An exceptional opportunity to acquire a successful and well-established restaurant business situated in a prominent and highly sought-after location with strong passing trade and excellent local amenities.

This thriving business is offered as a going concern and presents an ideal opportunity for experienced restaurateurs, owner-operators, family-run businesses or investors seeking a profitable venture with the added benefit of residential rental income.

Business & Property Highlights

Approximately 1,400 sq ft commercial premises
Fully fitted restaurant with alcohol licence in place
Established customer base and trading history
Current rent: £3,300 per calendar month
Secure lease with approximately 6 years remaining
Rent review completed in January 2026
Goodwill Premium: £150,000

Additional Income Stream

A substantial four-bedroom flat is situated above the restaurant and currently generates an attractive rental income of approximately £3,000 per calendar month, providing a valuable secondary revenue stream and enhancing the overall investment appeal.

This unique opportunity combines a well-established hospitality business with residential income, creating multiple revenue streams and significant future growth potential.

Early viewing is highly recommended to fully appreciate the opportunity on offer. Strictly by appointment only.

Goodwill Premium: £150,000



Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

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