



PINNER 67 BRIDGE STREET HA5 3JB

FREEHOLD FOR SALE

SUITABLE FOR OWNER OCCUPIER



LOCATION

Pinner is a small village in North West London located approximately 13 miles from Oxford Circus. The wealthy suburban village sits within the London Borough of Harrow, west of Edgware and east of Uxbridge. Pinner Station is in Travel Zone 5 on the Amersham Branch of the Metropolitan Line.

The property is located in a prominent location on Bridge Street between two pedestrian crossings. Nearby occupiers include Lidl, Fitness First, Clarks, Boots and WH Smiths along with numerous high street banks and local independent occupiers.

DEVELOPMENT

The property is suitable for refurbishment and reconfiguration. Separation works will be required to separate the unit from the adjoining Post Office unit by the purchaser and further details can be provided on application.

PLANNING

According to the LB Harrow's Planning Designations, the property is located inside the Town Centre Boundary; it also sits within the Archaeological Priority Area and is classed as being part of the Primary Shopping Area. The property sits on the boundary between the Primary and Secondary Shopping Frontage designations and the building is believed not to be listed.

USES

We believe the property would be suitable as a retail or office unit however subject to planning the property could be suitable for A1, A2, A3, A4, A5, D2 and B1 uses.

ACCOMMODATION

The property comprises the former Post Office space on ground floor only to the front of the Royal Mail delivery office which will be remaining in situ.

There is a level entrance which is currently shared to the right hand side of the building with the "callers office" of Royal Mail, however a new entrance could be created by reopening the entrance to the left hand side of the building. The unit is set out as a number of interconnecting rooms.

The unit comprises the following approximate floor areas:

| AREAS | Ground Floor Total | 998.57 sq ft | 92.77 sq m |
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| TENURE | The property is held on a 999 year leasehold commencing in March 2013. | | |
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| TERMS / OFFERS | On application with the sole agents, contact details below. | | |
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RATES

Rateable Value 2017: The property will need to be reassessed following split works.
UBR 2017/2018: £0.479
Interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

For further information and to arrange viewings please contact:

Beth Brading
Tel: 020 7338 4362
Email: beth.brading@bnpparibas.com

Beth Blackburn
Tel: 020 7338 4198
Email: bethany.blackburn@bnpparibas.com

BNP Paribas Real Estate, 5 Aldermanbury Square, London, EC2V 5 BP
SUBJECT TO CONTRACT



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