

TO LET - RETAIL/OTHER

47 SALISBURY ROAD, PINNER HA5 2NJ

01923 845 222
property@vdbm.co.uk



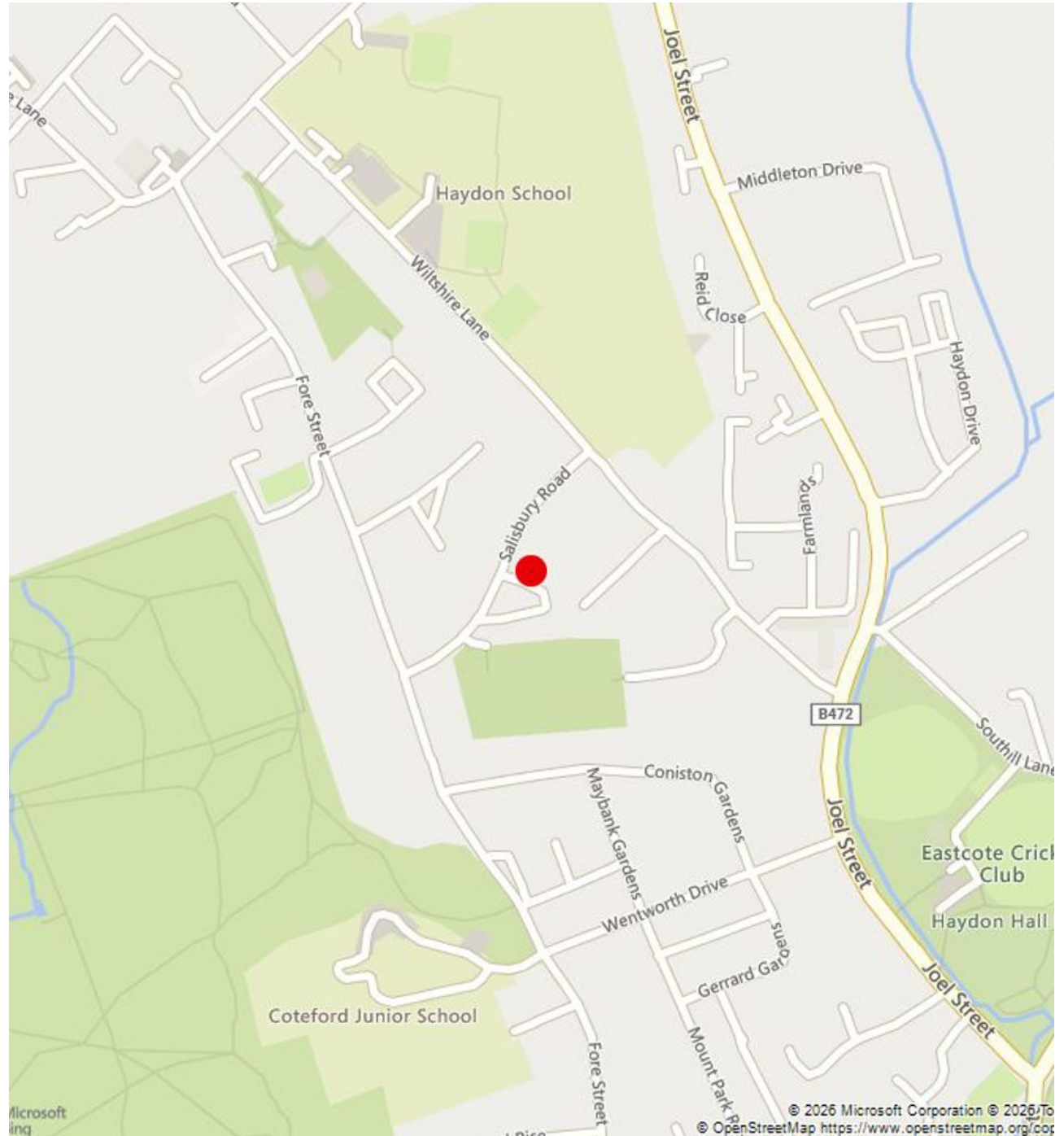
KEY FEATURES

- LOCK-UP SHOP TO LET
- SUITABLE FOR A VARIETY OF PURPOSES
- SITUATED ON RESIDENTIAL ESTATE
- GOOD PARKING NEARBY
- CLOSE TO HAYDON SCHOOL
- BUS ROUTES NEARBY

LOCATION

The property is situated on a housing estate opposite an attractive green. Salisbury Road is off Wiltshire Lane close to Joel Street and Haydon School. The nearest station is Northwood Hills Metropolitan Line Station.

There is good on-street parking available and the area is well served by local buses.







DESCRIPTION

Lock up shop to let in local shopping parade. The property would be suitable for a variety of uses. Our client would encourage a coffee shop or cafe type use to compliment the other uses in the parade. An off licence / convenience store would not be considered as these are already represented in the parade.

The property comprises an open plan area plus a room to the rear which could be combined to make a larger overall area. There is a shower room/WC to the rear.

Please note the scaffolding in front of the unit is due to be removed shortly upon completion of the works to the upper parts.



BUSINESS RATES

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

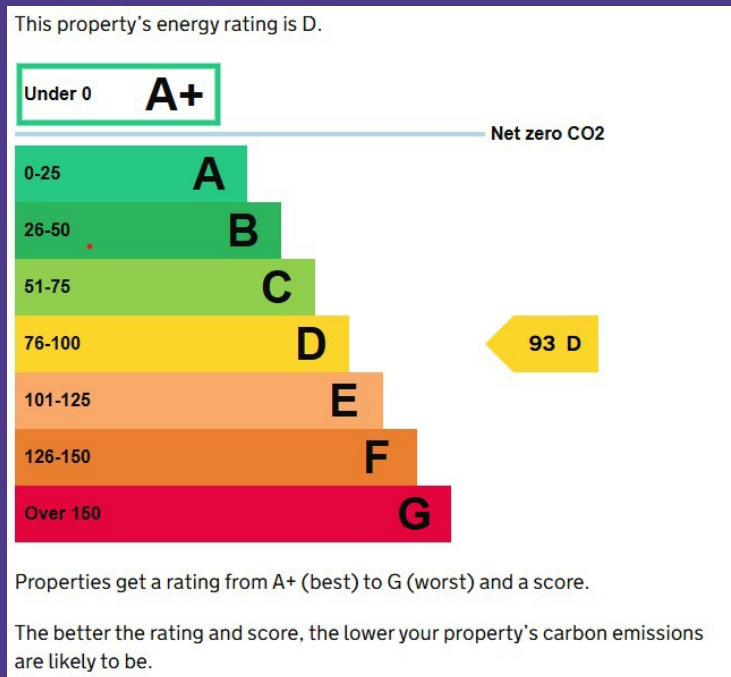
Rateable Value: £6,000
Rates Payable: £2,592 (2026/2027)

If this is your only business premises, it is unlikely that any rates will be payable. For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

ACCOMMODATION	SQ FT	SQ M	
SHOP	700	65.03	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of d (93).



RENT

£12,500 per annum exclusive

TERMS

To be let on a full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

VDBM

Chartered Surveyors



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