

# TO LET - RETAIL/OFFICE

3 PINNER GREEN, PINNER HA5 2AF

01923 845 222  
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# KEY FEATURES

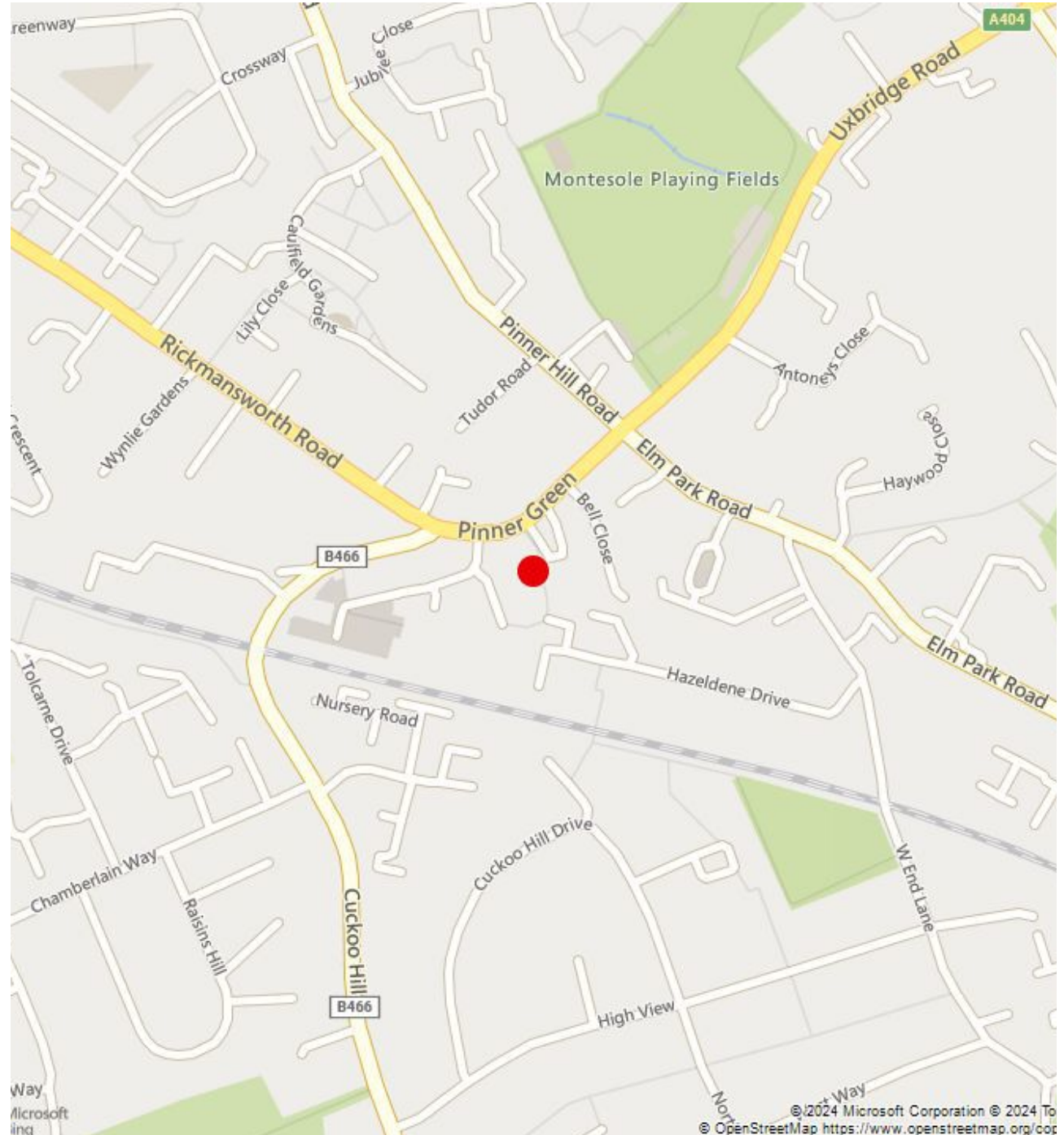
- NEW LEASE
- AVAILABLE IMMEDIATELY
- SUITABLE FOR A VARIETY OF USES
- SUSPENDED CEILING
- SPOT LIGHTING
- TILED FLOORS

# LOCATION

The property is prominently situated at 3 Pinner Green in the heart of Pinner Green, an established and well-regarded neighbourhood retail parade serving a dense and affluent residential catchment.

The unit benefits from a highly visible position along a busy local thoroughfare, ensuring strong levels of passing vehicular and pedestrian traffic throughout the day. Its proximity to Tesco, which acts as a key anchor for the parade, further enhances footfall and attracts regular customer visits to the immediate area. Surrounding occupiers include a variety of independent shops, cafés, restaurants and takeaway outlets, creating a vibrant trading environment and a steady flow of local custom.

The location also benefits from convenient on-street parking and good accessibility, making it particularly attractive for a range of retail and service-based businesses seeking a visible, well-connected position within an established community setting in Pinner.



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## DESCRIPTION

The property comprises a well-proportioned ground floor lock-up retail unit, previously occupied as a florist, and suitable for a variety of retail or service-based uses (subject to the necessary consents).

The accommodation offers a bright and open-plan sales area with excellent frontage and full-height glazed display windows, providing good natural light and strong visibility from the street.

Internally, the unit benefits from a suspended ceiling with integrated spot lighting, tiled flooring throughout, and a fitted sales counter, along with wall-mounted display shelving and partitioned sections which could be adapted to suit an incoming occupier's requirements.

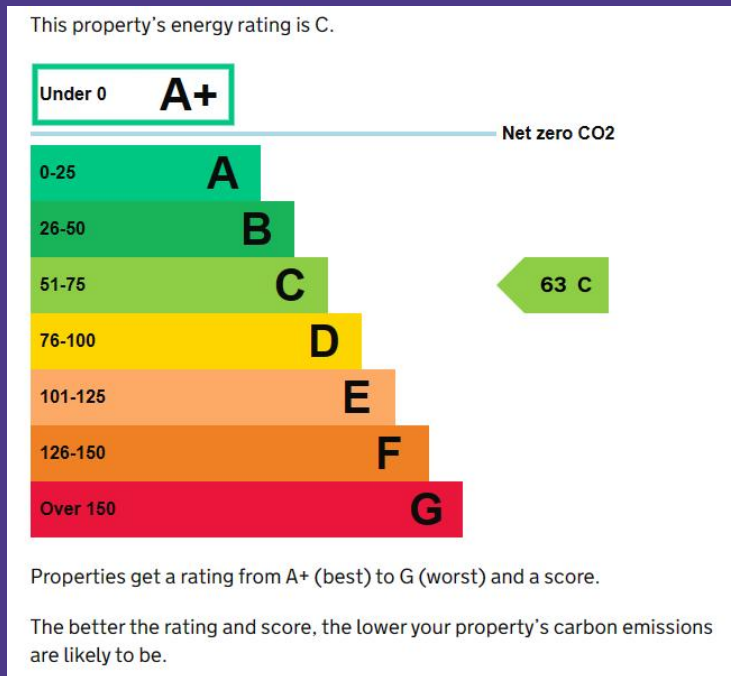
To the front, there is a forecourt area which enhances the property's presence and provides an opportunity for external display or customer use. Overall, the premises present a functional and versatile retail space in a prominent position, ready for immediate occupation or bespoke fit-out.



ACCOMMODATION	SQ FT	SQ M	
SHOP	522	48.49	

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (63).



## RENT

£17,500 per annum exclusive

## TERMS

A new full repairing and insuring lease for a term to be agreed.

## LEGAL COSTS

The incoming tenant to bear the landlord's reasonable legal costs.

## BUSINESS RATES

To be separately assessed.

## VIEWING

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

# VDBM

Chartered Surveyors



01923 845 222  
property@vdbm.co.uk