

FOR SALE

AN ATTRACTIVE RETAIL & RESIDENTIAL INVESTMENT IN PINNER WITH RENTAL GROWTH PROSPECTS AND SCOPE FOR DEVELOPMENT

104 MARSH ROAD , Pinner HA5 5NA



Features

- 940 Sq Ft (87.33 Sq M)
- £650,000
- Rent Review 2026
- Quality 2 Bed Flat
- Scope for Additional Flat
- Secure Income Investment

Summary

A freehold investment consisting of a shop unit with 2 bedroom self-contained flat above located in a popular trading pitch in Pinner with accessible parking and good passing trade.

The shop is let to a long established tenant at a rental of £18,000 per annum. The 15 year lease has a rent review in July 2026 and the current estimated rental value is £25,000 per annum.

There is a good quality 2 bedroom flat above which is currently let on an AST at a rental of £1400 pcm. The current rental value is circa £1500 pcm

The property should generate an overall income of £43,000 per annum following review.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

Pinner is an affluent North West London village suburb in the London Borough of Harrow. The area has a strong retail offering including Lidl, Sainsburys, & M&S Foods. Other retailers include Boots, Specsavers, WHSmith, Clarkes Shoes & Screwfix. 104 Marsh Road is located on a busy road leading into Pinner Village with good passing trade.

Description

A well maintained property consisting of a ground floor shop of 940 sq ft GIA and currently trading as a children's school outfitters. The tenant business has traded from this location for over 20 years. The 2 bedroom flat above has its own entrance from the front of the property and is presented in good condition.

Tenure

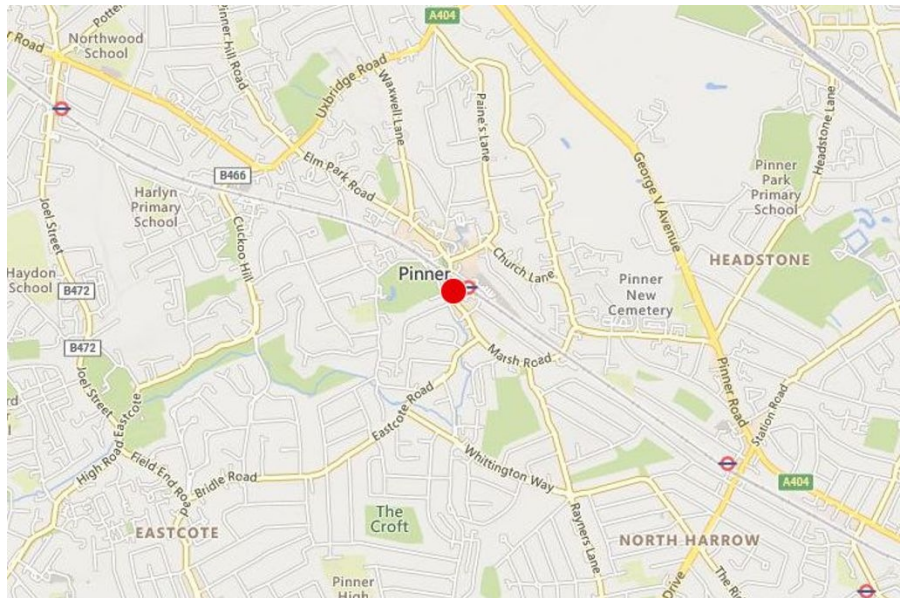
Freehold

Terms

The property is for sale freehold with the benefit of the existing tenancies and income. Guide price £650,000 (Six Hundred & Fifty Thousand Pounds).

The ground floor shop is let on a Full Repairing & Insuring lease to a LTD company (with a directors personal guarantor) for a term of 15 years from 06/07/16 with 5 yearly rent reviews. The current passing rent is £18,000 per annum.

The 2 bedroom flat is let on an Assured Shorthold Tenancy Agreement at a rental of £16,800 per annum.



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EPC

Energy Rating C 72

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

Tony Chamberlain 07817 077077
tony@chamberlaincommercial.com



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