

INVESTMENT FOR SALE

50 HIGH STREET, PINNER HA5 5PW

01923 845 222
property@vdbm.co.uk

020 8866 9366

50

www.jameslakeand.net

VDBM
Chartered Surveyors

KEY FEATURES

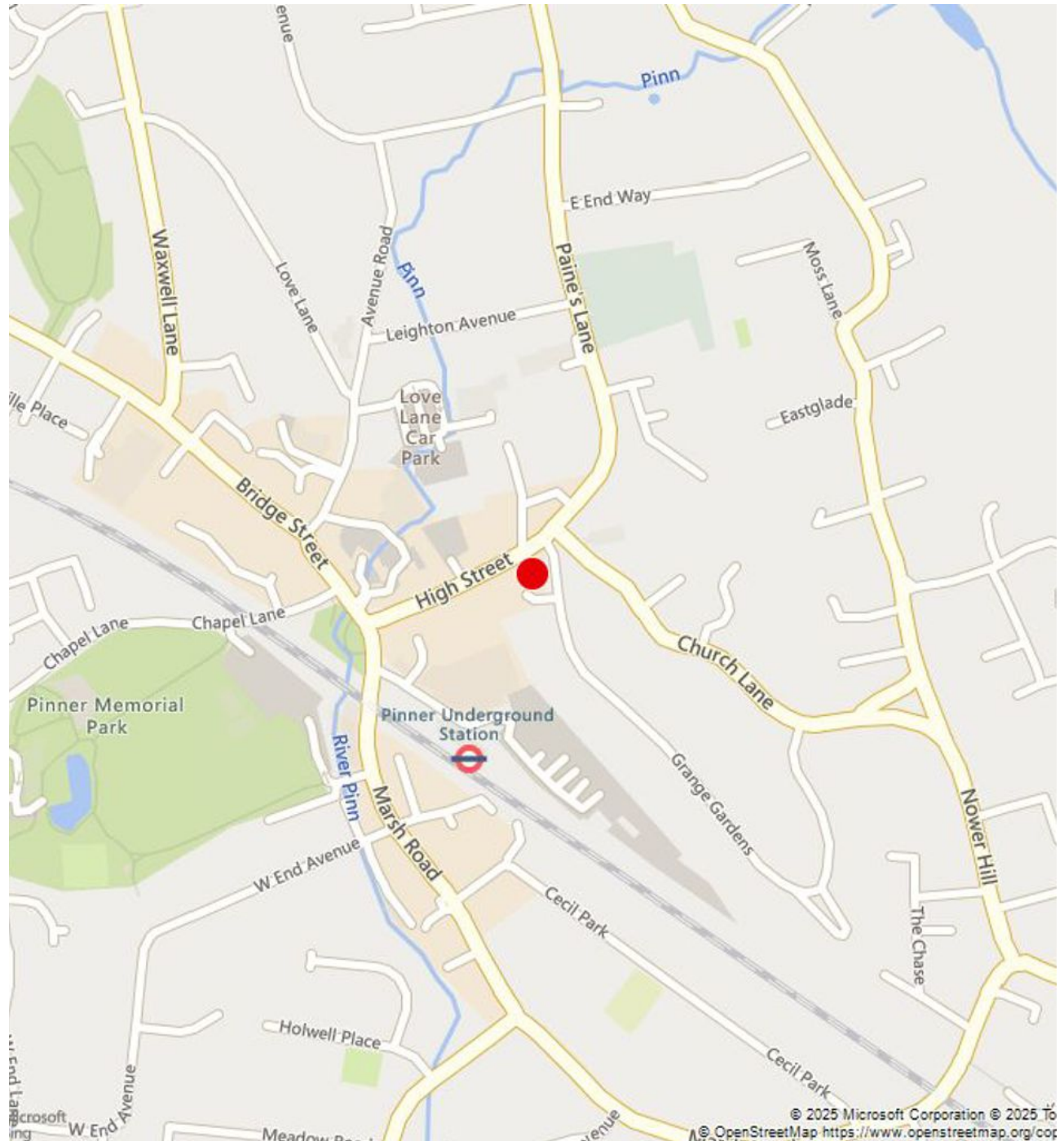
- GROUND FLOOR INVESTMENT FOR SALE
- PINNER HIGH STREET LOCATION
- EXCELLENT PARKING NEARBY
- CLOSE TO PINNER STATION

LOCATION

Situated in the heart of historic Pinner, the property benefits from strong local residential support and destination footfall. Pinner High Street is renowned for its affluent demographic, strong independent retail mix and picturesque setting.

This highly desirable location offers excellent exposure to passing pedestrian and vehicular traffic, together with convenient metered parking nearby.

The property is approximately five minutes' walk from Pinner Metropolitan Line Station, providing fast connections to Central London, Harrow and Watford.







DESCRIPTION

The investment comprises a well-presented ground floor commercial unit prominently situated at 50 High Street, Pinner, occupying a highly visible position within this attractive and established commercial parade.

The property features a large glazed frontage with traditional timber framing and provides attractive, well-configured commercial accommodation.

The unit is currently let to Ruhlax Leisure Limited on a 5 year lease from 6th March 2026 at a rent of £22,500 per annum. There is a tenant only break clause at the end of the 3rd year and a 6 month deposit is held for the first year of the term.

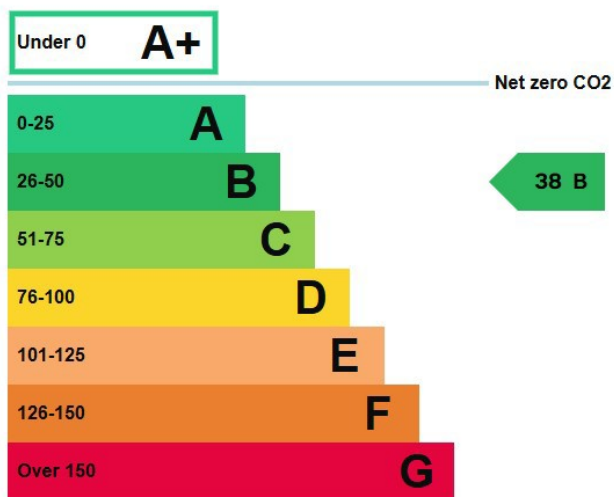
The property is for sale on a long leasehold basis.

ACCOMMODATION	SQ FT	SQ M	
SHOP	439	40.78	
KITCHEN	19	1.77	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of B (38).

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

PRICE

Offers in excess of £300,000 plus VAT

TERMS

The ground floor investment is offered for sale by way of a long leasehold interest for a term of 999 years from 25th March 1981 at a peppercorn ground rent.

The unit is let to Ruhlax Leisure Limited on a 5 year lease from 6th March 2026 at a rent of £22,500 per annum. There is a tenant only break clause at the end of the 3rd year and a 6 month deposit is held for the first year of the term.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through VDBM.
 toby.woodward@vdbm.co.uk 01923 845221
 andrei.amaricai@vdbm.co.uk 07498 346606

VDBM

Chartered Surveyors



01923 845 222
property@vdbm.co.uk