



**Freehold Mixed-Use Parade and Ground Rent investment**

161-171 Field End Road, Eastcote, Pinner, Middlesex, HA5 1QL

## LOT 11 - Pinner Freehold Mixed-Use Parade and Ground Rent investment

161-171 Field End Road, Eastcote, Pinner, Middlesex, HA5 1QL

GUIDE PRICE \*

**£1.5M+**

Gross Initial Yield 7.5%

**Commercial - 17th July 2025**

Online

Bidding will open at 11.00 am for ALL lots. Lot 1 closes from 12.00 midday

### Key Features

- Comprising a parade of 5 shops and 5 maisonettes (3 shops & maisonettes sold-off on long leases)
- Total accommodation extending to 6,771 sq ft (excluding sold-off units)
- Potential for future conversion of upper parts at 171a (subject to consents)(1)
- Part-let to Boots UK Limited
- Forms part of an established retail parade 225m from Eastcote Underground Station
- VAT is applicable
- **Six Week Completion Available**

**Total Current Rent Reserved**  
**£112,440 p.a.**

### Tenure

Freehold



### Location

- ★ Eastcote is located between Pinner, Ruislip and Harrow, approximately 13 miles north-west of Central London
- ▲ The A40 is to the south and provides access to the M40 & M25 to the west and the A406 & Central London to the east
- 🚇 Eastcote Station is 225m from the property and provides Piccadilly and Metropolitan line Underground Services
- 🏪 The property is situated on the east side of Field End Road and forms part of an established retail parade
- 🏪 Occupiers close by include: Superdrug, Post Office, Tesco Express, Holland & Barrett, Costa Coffee, Subway amongst others

### Additional Information

- The residential upper parts are accessed via communal staircases to both front and rear.

### (1) Planning

- The upper parts of No. 171a may be suitable for future residential conversion, subject to the existing lease and obtaining all the necessary consents.
- All enquiries should be made via Hillingdon Council ([www.hillingdon.gov.uk/planning](http://www.hillingdon.gov.uk/planning))

**VAT** - VAT is applicable to this lot.

**Allsop**

Will Clough.  
Tel: 07500 949587  
Email: [will.clough@allsop.co.uk](mailto:will.clough@allsop.co.uk)

**Sellers Solicitor**

Brooke Clark.  
Russell-Cooke LLP  
Tel: 020 8394 6245  
Email: [brooke.clark@russell-cooke.co.uk](mailto:brooke.clark@russell-cooke.co.uk)

Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
No. 161	Electronic Cigarettes Ltd (t/a Vape Shop Outlet)	Ground Floor	77.11 sq m	830 sq ft	10 years from 22.12.2017 Rent review in the 5th year FR& I	£22,000 p.a.	Reversion 2027
No.161a	Individuals	First & Second Floor - 3-bed Maisonette	85.38 sq m	919 sq ft	Assured Shorthold Tenancy for a term of 12 months from 16.08.2024	£19,200 p.a.	Reversion 2025
No. 163/163a	Individual	Shop & Maisonette			999 years from 10.10.2003	£0 p.a.	Reversion 3002
No. 165/165a	Individual	Shop & Maisonette			999 years from 10.10.2003	£0 p.a.	Reversion 3002
No. 167/167a	Individual	Shop & Maisonette			999 years from 28.02.2002	£0 p.a.	Reversion 3001
No. 169/171/171a	Boots UK Limited <sup>(2)</sup>	Ground Floor	258.54 sq m	2,783 sq ft	5 years from 31.01.2024 Tenant break option 30.01.2027 FR& I	£50,000 p.a.	Reversion 2029
		First Floor (GIA of 1,294 sq ft)	104.61 sq m	1,126 sq ft			
		Second Floor (GIA of 510 sq ft)	16.44 sq m	177 sq ft			
		<b>Subtotal</b>	<b>379.59 sq m</b>	<b>4,086 sq ft</b>			
No 169a	Individuals	First & Second Floor - 3-bed Maisonette	86.95 sq m	936 sq ft	Assured Shorthold Tenancy for a term of 12 months from 28.05.2025	£21,240 p.a.	Reversion 2026
			<b>Total</b>	<b>629.03 sq m</b>	<b>6,771 sq ft</b>	<b>Total</b>	<b>£112,440 p.a.</b>

(2) Boots is the UK's leading health and beauty retailer and has over 1,800 stores (Source: [www.boots-uk.com](http://www.boots-uk.com)).

For the year ended 31.08.2024 Boots UK Limited reported a turnover of £7.313bn, a pre-tax profit of £269.000m, shareholders funds of £866.000m and a net worth of £200.000m (Source: Experian 17.06.2025)

N.B. Not inspected by Allsop LLP. Floor areas sourced from floor plans.

Featured 1



## Featured 2



Featured 3



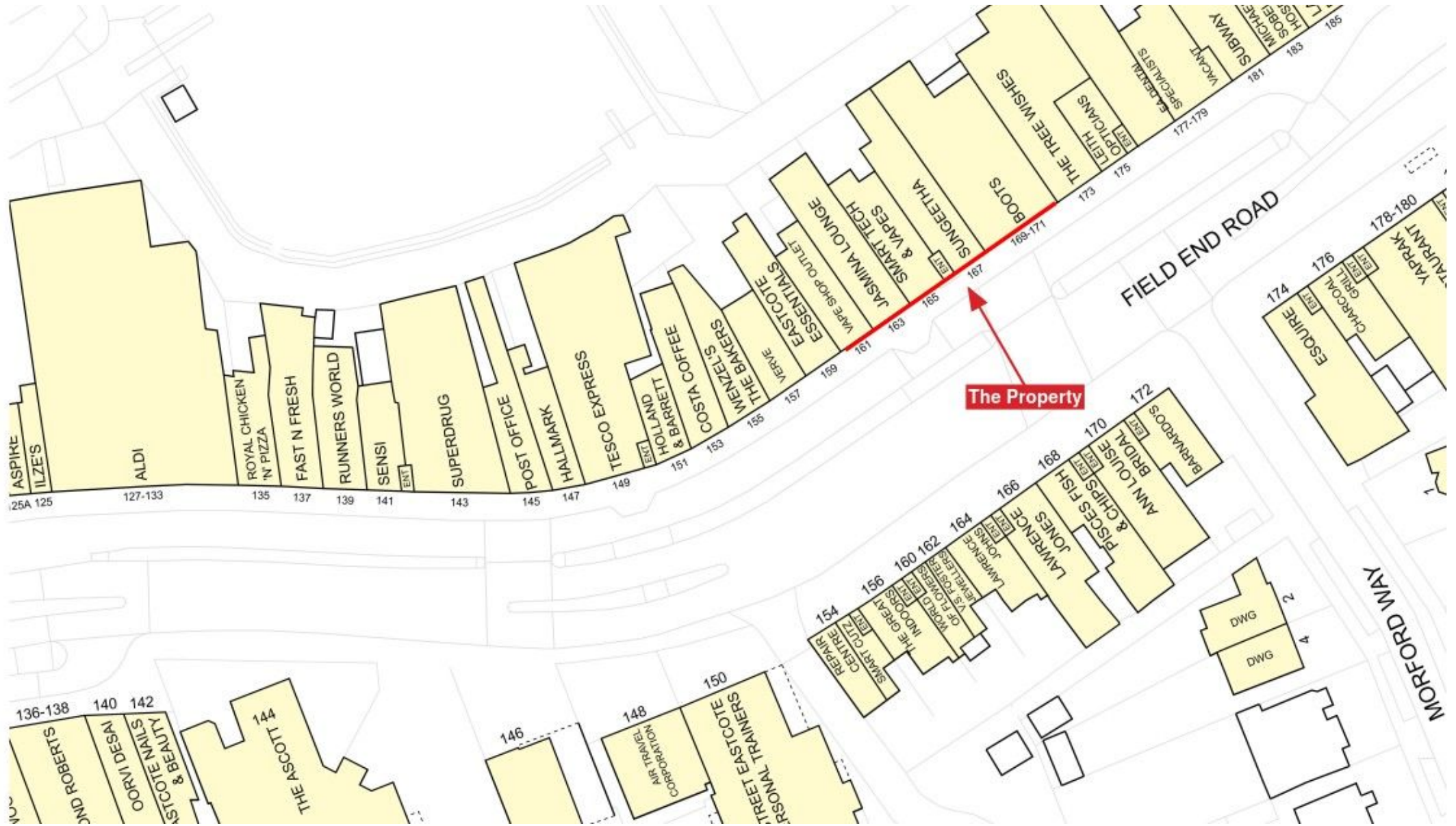
Featured 4



Featured 5



# GOAD Map





# Floorplan 1



GROUND FLOOR

APPROX. GROSS INTERNAL AREA \*  
14962 Ft<sup>2</sup> - 1389.97 M<sup>2</sup>

Property Details:  
161-171  
FIELD END ROAD  
PINNER  
HA5 1QR

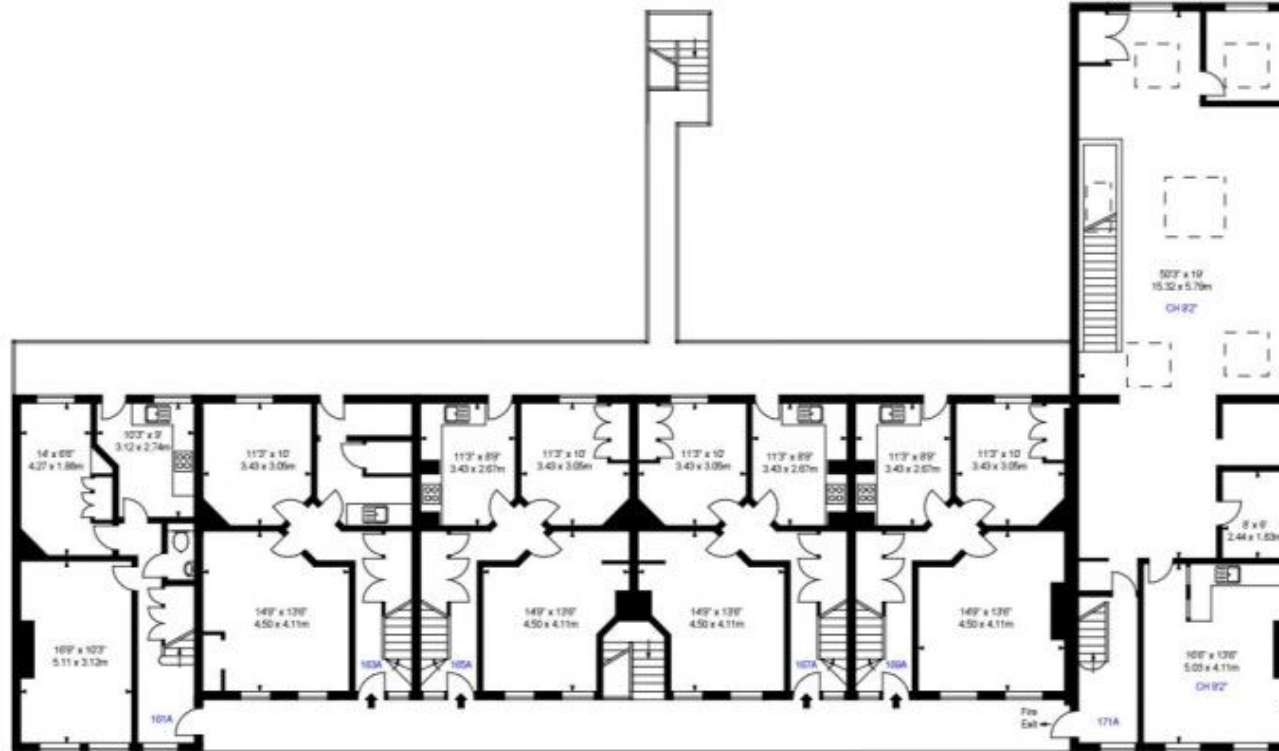


Surveyed and Drawn By:  
**BKR**  
Hideaway Work Space  
1 Empire Mews  
London  
SW16 2BF

SCALE - 1:200 @ A4  
REFERENCE NUMBER : 107117  
Plans Drawn: 18.06.2025

Tel: 0345 257 2023  
[info@bkrfloorplans.co.uk](mailto:info@bkrfloorplans.co.uk)  
[www.bkrfloorplans.co.uk](http://www.bkrfloorplans.co.uk)  
© BKR 2025

# Floorplan 2



FIRST FLOOR

APPROX. GROSS INTERNAL AREA \*  
14962 Ft<sup>2</sup> - 1389.97 M<sup>2</sup>

Property Details:

161-171  
FIELD END ROAD  
PINNER  
HAS 1QR



Surveyed and Drawn By:



Hideaway Work Space  
1 Empire Mews  
London  
SW16 2BF

Tel: 0345 257 2023  
info@bkrfloorplans.co.uk  
www.bkrfloorplans.co.uk

© BKR 2025

SCALE - 1:200 @ A4

REFERENCE NUMBER :107117

Plans Drawn: 18.06.2025

# Floorplan 3



SECOND FLOOR

APPROX. GROSS INTERNAL AREA \*  
14962 Ft<sup>2</sup> - 1389.97 M<sup>2</sup>

<p>Property Details</p> <p><b>161-171 FIELD END ROAD PINNER HA5 1QR</b></p>		<p>Surveyed and Drawn By:</p> <p><b>BKR</b></p> <p>Hideaway Work Space 1 Empire News London SW16 2BF</p>
<p>SCALE - 1:200 @ A4</p>		<p>Tel: 0345 257 2023</p>
<p>REFERENCE NUMBER :107117</p>		<p><a href="mailto:info@bkrfloorplans.co.uk">info@bkrfloorplans.co.uk</a></p> <p><a href="http://www.bkrfloorplans.co.uk">www.bkrfloorplans.co.uk</a></p>
<p>Plans Drawn: 18.06.2025</p>		<p>© BKR 2025</p>

## Disclaimer

---

### Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

#### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

#### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

#### Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

#### Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

##### Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

##### Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

#### Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
14. Street Trader plans are reproduced with the consent of Edozo Ltd or Experian Goad Ltd. These include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence number PU 100017316. Location plans are reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright and Database Rights 2018 OS 100060020
15. The plans and photographs shown in the catalogue are included in order to assist you in locating the Lot in question. They are not to be taken as drawn to scale and any arrows on plans or photographs are merely to assist you in finding the Lot, not for the purpose of indicating legal boundaries or which direction the lot is facing. The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.