



## 56 Bridge Street

Pinner, HA5 3JF

### Freehold Shop & Uppers For Sale

**1,563 sq ft**

(145.21 sq m)

- Excellent freehold opportunity for owner occupiers / investors.
- Pinner Metropolitan Underground Station (0.3 miles).
- First & second floor split level flat with separate access to rear.
- Sold with VP.
- Flat income previously producing £1,430.00 pcm.

## Summary

<b>Available Size</b>	1,563 sq ft
<b>Price</b>	£850,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The building comprises a ground floor retail shop with residential uppers. The retail unit benefits from a predominantly open plan layout with W/C facilities situated in a prime position in Pinner.

The upper parts comprise a split level, three bedroom flat which has recently been renovated, currently vacant, previously generating a rental income of £1,430 per calendar month.

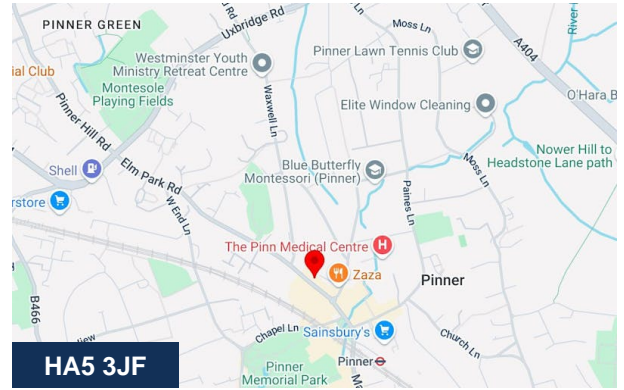
## Location

The property is located on the north-east side of Bridge Street, in a prominent position in the centre of Pinner. The premises are close to numerous well-known retailers such as Lidl, Sainsbury's, Marks & Spencer, Starbucks, Café Nero, Zaza's, and WH Smith. Pinner Metropolitan line underground station is within 0.3 miles of the property. Parking is available either by way of on street pay and display bays (1 hour free) or in Chapel Lane & Love Lane public car parks both within 0.2 miles.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Shop	700	65.03	Available
1st - Flat	424.32	39.42	Available
2nd - Flat	439.47	40.83	Available
<b>Total</b>	<b>1,563.79</b>	<b>145.28</b>	



## Viewing & Further Information



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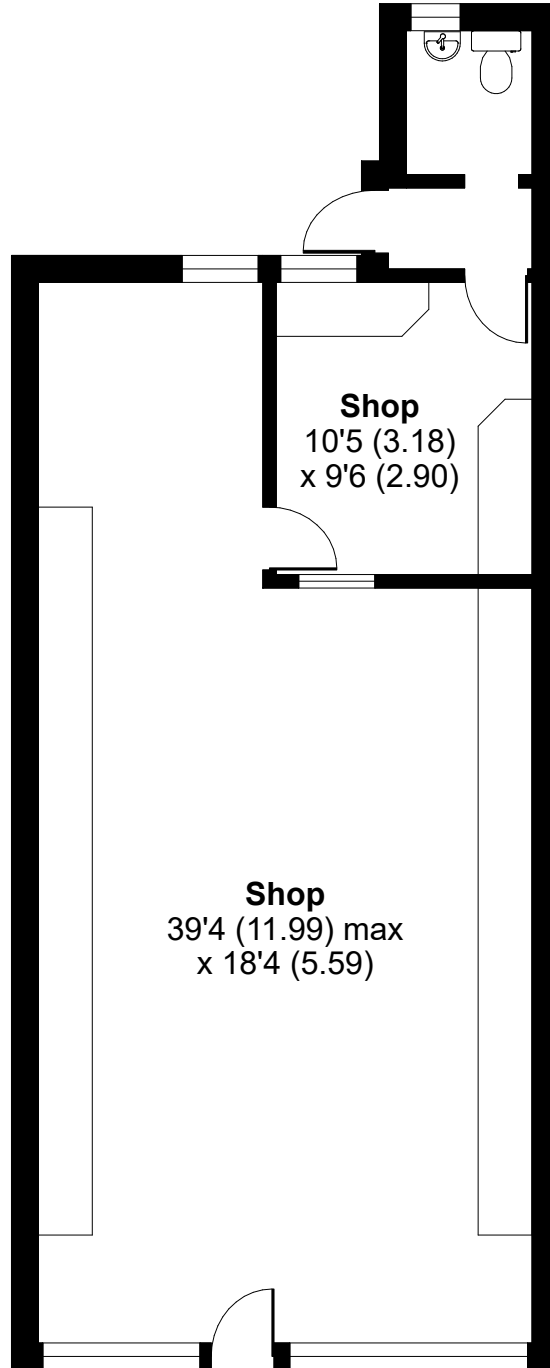
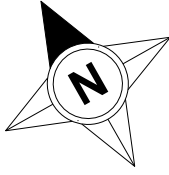




# Bridge Street, Pinner, London, HA5

Approximate Area = 767 sq ft / 71.3 sq m

For identification only - Not to scale

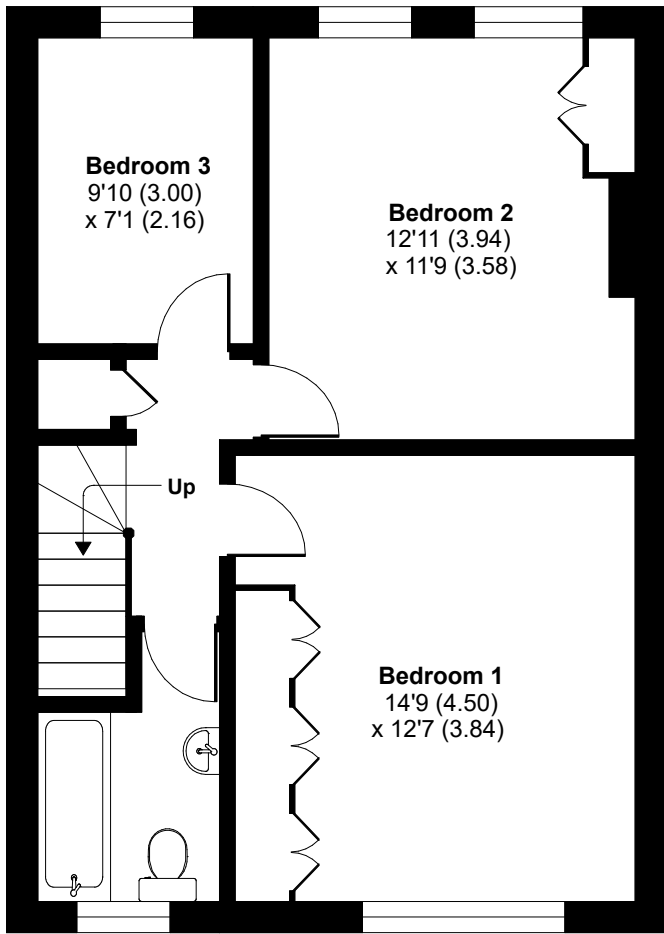
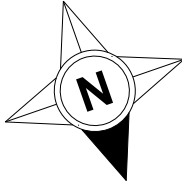


**GROUND FLOOR**

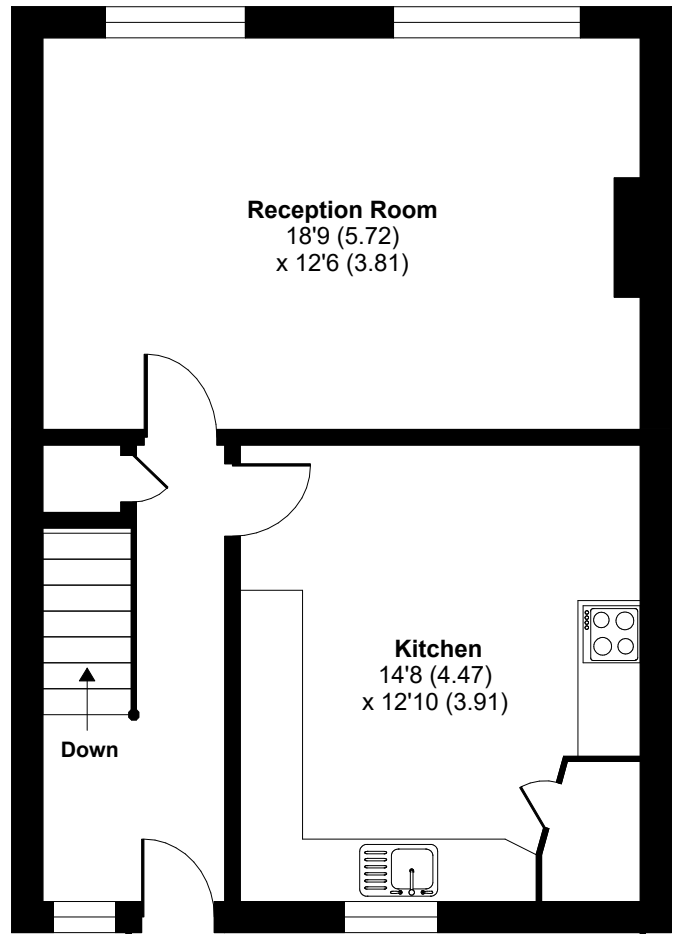
# Bridge Street, Pinner, London, HA5

Approximate Area = 1062 sq ft / 98.6 sq m

For identification only - Not to scale



**SECOND FLOOR**



**THIRD FLOOR**