

TO LET - RETAIL

18 HIGH STREET, PINNER HA5 5PW

01923 845 222
property@vdbm.co.uk

FACE PLACE 866 5898



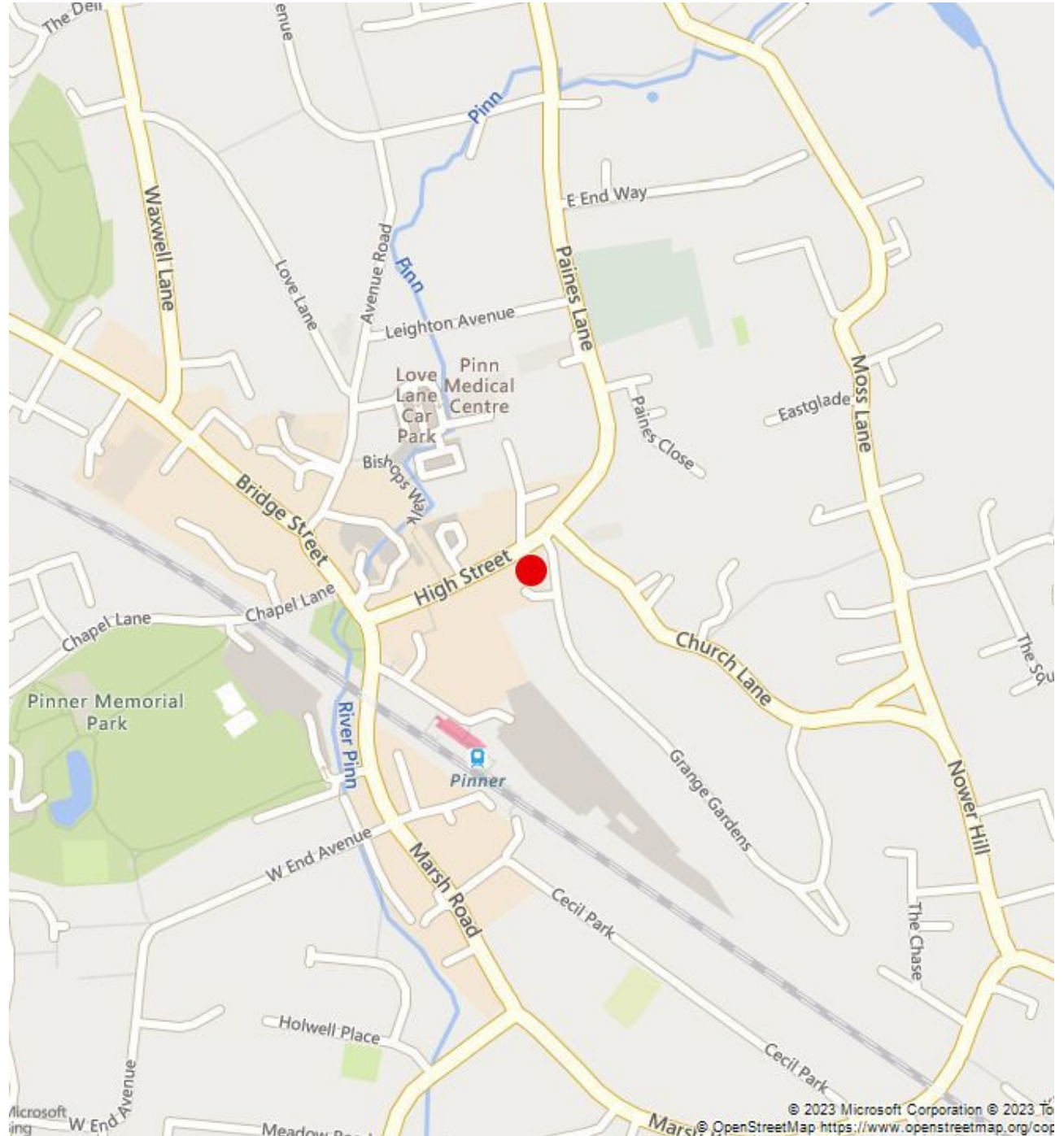
ROBSONS
LET & MANAGED BY
020 8866 8900

KEY FEATURES

- PRIME PINNER HIGH STREET LOCATION
- SUITABLE FOR RETAIL/CAFE/F&B (STP)
- GRADE II LISTED RETAIL PREMISES
- STRONG FOOTFALL POSITION
- CLOSE TO SAINSBURYS, MARKS & SPENCER AND STARBUCKS
- SHORT WALK TO PINNER STATION

LOCATION

The property, which is Grade II Listed, occupies a prominent position within the highly sought-after Pinner High Street Conservation Area, known for its charming period architecture and vibrant village atmosphere. Situated in the heart of Pinner, the High Street offers an attractive mix of national retailers and independent boutiques, creating strong footfall throughout the day. Nearby occupiers include well-known brands such as Sainsbury's, Marks & Spencer Foodhall, and Starbucks, alongside a variety of cafés, restaurants, and specialist local businesses. The property further benefits from excellent transport connectivity, with Pinner station (Metropolitan Line) located within easy walking distance, providing direct access into Central London and the wider network.





Hot Beverages		Cold Beverages	
Espresso	£1.50	Soft Drink	£1.50
Latte	£2.00	Ice Tea	£1.50
Cappuccino	£1.80	Fruit Tea	£1.50
Hot Milk	£1.20	Smoothie	£2.50
Hot Chocolate	£1.50	Hot Lemonade	£1.50
		Hot Water	£0.50

Pastries & Snacks		Specials	
Chocolate Croissant	£1.50	Breakfast	£3.50
Vanilla Croissant	£1.50	Brunch	£4.50
Butter Croissant	£1.50	Afternoon Tea	£5.50
Apple Pie	£2.50		
Chocolate Cake	£3.50		



I'm a member



DESCRIPTION

A well-established and characterful retail premises, the property has been successfully operated for many years as a catering business and is well-suited to a variety of food and beverage or specialist retail uses.

The ground floor provides an attractive and welcoming sales area, featuring a prominent display frontage and a traditional shop layout, enhanced by period features in keeping with its listed status.

Internally, the property is fitted with a service counter and display units, with marble-effect worktops and fitted shelving, offering a practical and functional trading environment. To the rear, there are preparation kitchen areas and ancillary storage space, providing good operational support for food-led occupiers or similar uses.

The layout lends itself well to continued use within the hospitality sector, whilst also offering flexibility for alternative retail concepts (subject to the necessary consents).

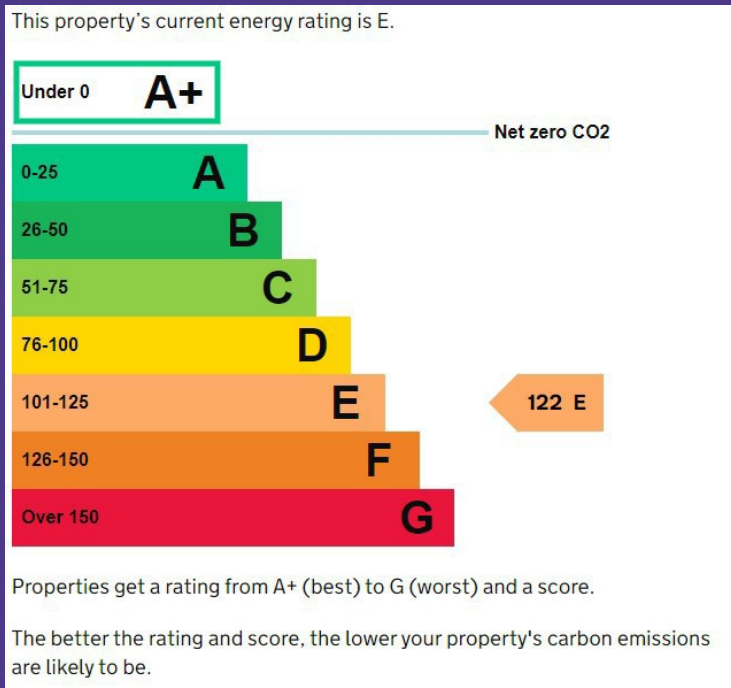
At first floor level, there is additional office accommodation, suitable for administrative use, staff facilities, or further storage, completing a well-balanced and versatile commercial offering.



ACCOMMODATION	SQ FT	SQ M	
SHOP	240	22.3	
OFFICES	61	5.67	
KITCHEN	97	9.01	
CHILLERS & STORES	94	8.73	
1ST FLOOR OFFICES	181	16.81	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of E (122).



RENT

£19,500 per annum exclusive

LEGAL COSTS

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

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £11,500

If this is your only commercial property, the rates are likely to be zero.

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

VIEWING

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



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