

TO LET - GROUND FLOOR UNIT

22 HIGH STREET, PINNER HA5 5PW

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VIP | Hearing Solutions

020 8866 6700

www.viphearingsolutions.co.uk

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What We Offer

- 100% Satisfaction Guarantee
- 100% Invisible Lenses
- Custom Made Defenders
- Wax Plugs
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VIP Hearing Solutions

FREE HEARING CONSULTATION

MERRY CHRISTMAS



WAX REMOVAL

WAX REMOVAL

SAME DAY
PRODUCTION
WAX REMOVAL

VDBM
Chartered Surveyors

KEY FEATURES

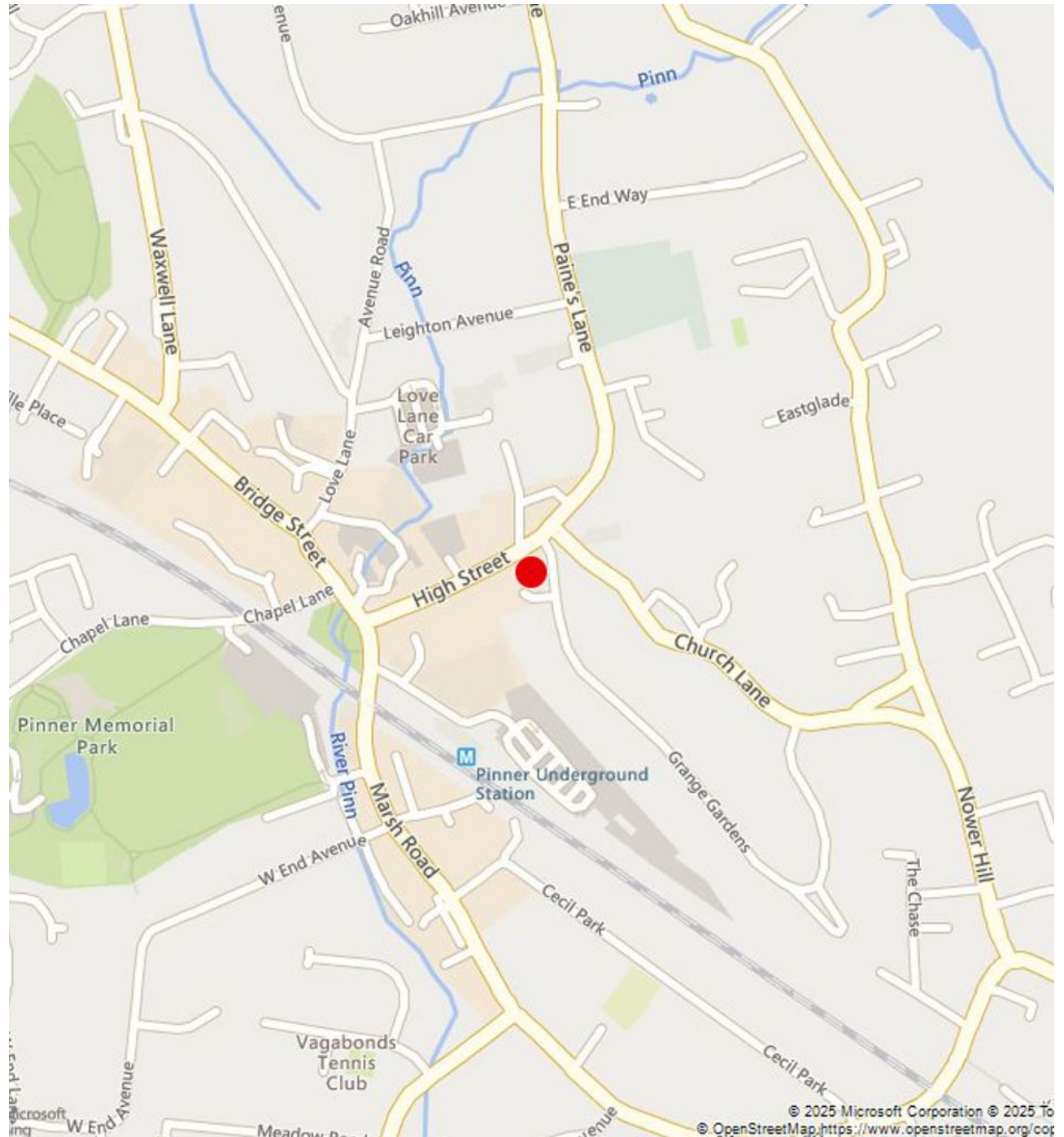
- POPULAR LOCATION
- EXCELLENT PARKING NEARBY
- SUITABLE FOR A VARIETY OF USES
- ATTRACTIVE LISTED BUILDING
- CLOSE TO STATION
- CLOSE TO SAINSBURY'S AND MARKS & SPENCER FOODSTORE

LOCATION

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

This highly desirable location offers excellent exposure to passing trade and vehicle traffic along with convenient metered parking outside.

The property is only five minutes walk to Pinner Metropolitan Line offering fast connections to Central London, Harrow and Watford. Nearby multiple retailers include Sainsbury's and Marks & Spencer Foodstore.







DESCRIPTION

Attractive shop unit to let. Listed building in a Conservation Area. It is suitable for a variety of retails or other use (no takeaways or restaurants). The property has an attractive frontage and a depth of about 52 ft. There is a small rear yard with pedestrian access via Barbers Walk.

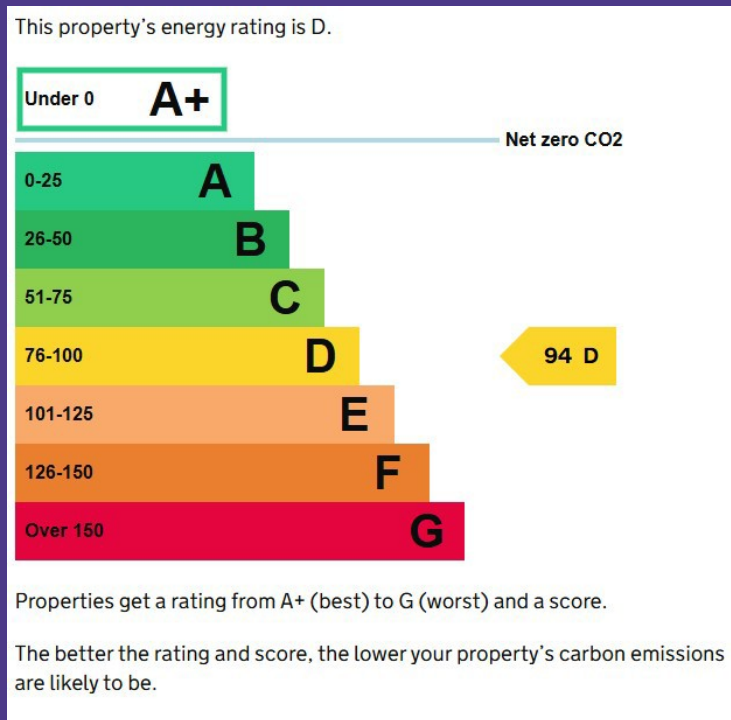
The property is currently divided into a number of rooms but the partitioning could be removed to create a large open plan area.

The property will be available from March 2026.

ACCOMMODATION	SQ FT	SQ M	ANNUAL RENT
SHOP	643	59.73	£26,500

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (94).



RENT

£26,500 per annum exclusive plus VAT

TERMS

To be let on a full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

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

Rateable Value: £21,500
Rates Payable: £6,437 (2025/2026)

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

VDBM

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