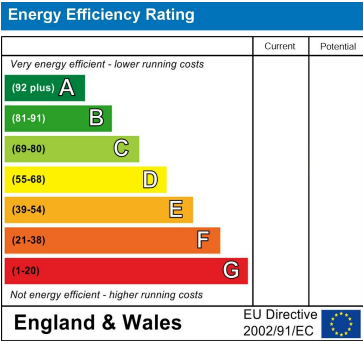


Council Tax Band

Energy Performance Graph



Call us on  
**02078460308**  
**info@stonebanks.co.uk**  
**www.stonebanks.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



COMMERCIAL (EPC RATING: )

**FIELD END ROAD, PINNER, HA5 1RD**

ASKING PRICE

**£45,000**



2 0 0

# 2 Bedroom Commercial located in Pinner

Prime Commercial Unit To Let – Field End Road, Pinner, HA5 1RD

A1 Licence | £40,000 per annum | Approx. £3,333.33 per month  
20-Year Lease (5 Years Fixed) | 3 Months Rent-Free | Available 1st July  
Spacious Office / Residential Conversion Potential

Key Features:

- \* Prominent High Street Location
- \* Ground Floor Retail Unit with A1 Licence
- \* Generous Frontage with Excellent Footfall
- \* Large Office Space Above– Potential for 1-bed Flat Conversion
- \* Existing 2-Bed Flat Above

