



**Prezzo, 36-38 High Street, Pinner HA5 5PW**

**Location**

The property is situated at the top end of Pinner High Street in a prominent location close to the junction with Church Lane.

Operators close by include Pizza Express, Starbucks, Carluccio's and Café Rouge.

[Google Street View](#)

**Description**

The property is arranged over the ground floor providing 2,700 sq ft.

**Tenure**

A new lease will be available subject to contract at a rent of £70,000 pa.

The first floor provides a managers flat.

**Planning**

The unit benefits from A3 planning.

**Further Details**

An EPC has been commissioned and can be made available on request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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