



**To Let**

**Commercial Unit at  
11 High Street  
Pinner  
HA5 5PJ**



# TO LET

1,604 sq ft (149 sq m)

A prominent attractive self-contained building.

The unit is suitable for various uses, under Class E

## Key Features

- Prime High Street Location
- Statement building
- Easy access to Central London
- Close to Underground Train Stations
- Available on a new lease







## Description

The property comprises an **exceptionally attractive Grade II Listed, three-storey building**.

Formerly trading as the renowned "Friends Restaurant," the premises benefit from established restaurant use. However, the versatile **Class E (Commercial, Business and Service)** designation makes it an ideal flagship location for a wide variety of professional services, retail, or medical operators seeking a characterful presence in a prestigious neighbourhood.

## Location

**Centrally situated in the affluent North-West London suburb of Pinner (London Borough of Harrow).** Pinner offers an exceptional strategic location, approximately 17 miles northwest of Charing Cross, 6 miles north of Wembley, and 2.3 miles north of Harrow.

The property occupies a **prime position** on the north side of the High Street, moments from the town's primary intersection of Bridge Street, High Street, and Marsh Road.

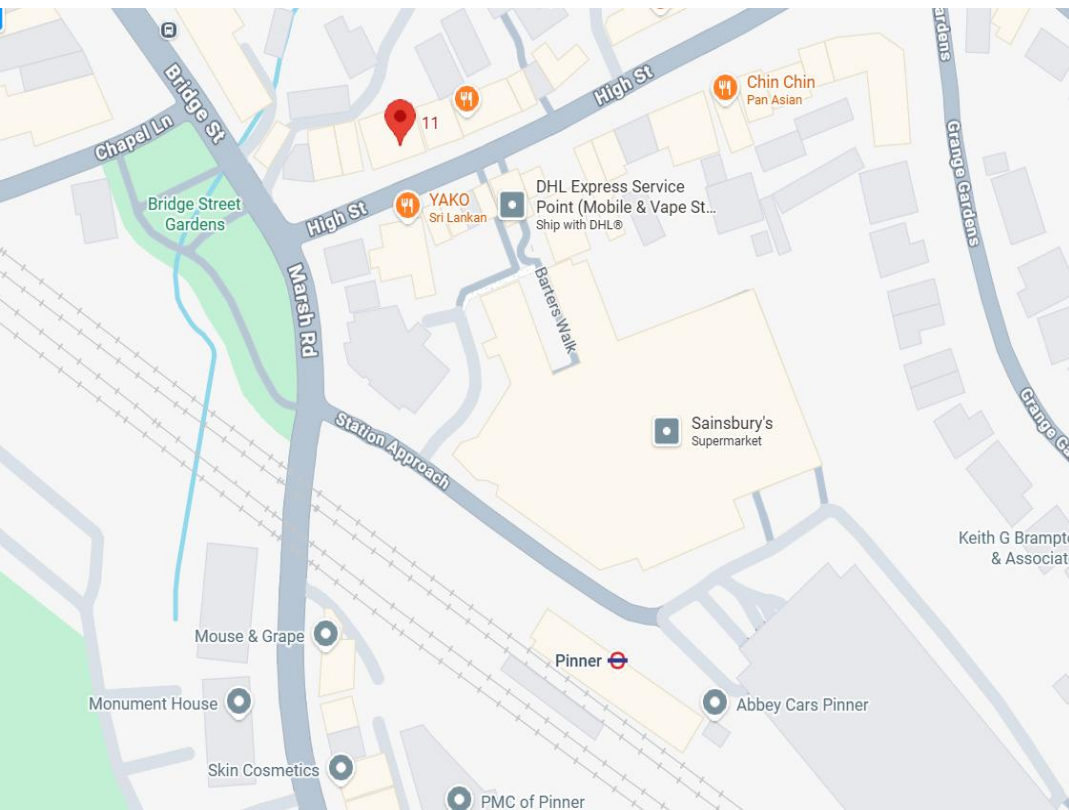
### Connectivity & Footfall

**Transport:** Pinner Underground Station (Metropolitan Line) is just 0.1 miles away, providing direct access to Central London.

**Retail Synergy:** The property sits at the "epicentre" of the Village, benefiting from high footfall driven by major national anchors including Marks & Spencer Food Hall, Sainsbury's, Boots, Starbucks, and Specsavers.

**Character:** The immediate area is a vibrant mix of established national brands and niche independent traders, serving a predominantly wealthy residential demographic.

[Google Maps](#)



## Accommodation

### 11 High Street, Pinner

<b>Ground Floor Area GIA</b> (approx.)	915 sq ft	85 sq m
<b>First Floor Area GIA</b> (approx.)	452 sq ft	42 sq m
<b>Second Floor Area GIA</b> (approx.)	237 sq ft	22 sq m
<b>Total</b>	1,604 sq ft	149 sq m

<b>Lease</b>	New Lease
<b>Rent</b>	£40,000 pax
<b>Rates</b>	Rateable Value £27,500
<b>Terms</b>	To be agreed
<b>VAT</b>	TBA
<b>EPC</b>	Available Upon Request
<b>Legal Costs</b>	Each party to be responsible for their own legal costs

## Contact

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