



To Let

Commercial Unit at
11 High Street
Pinner
HA5 5PJ

13 High Street | 020 8868 2800

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.

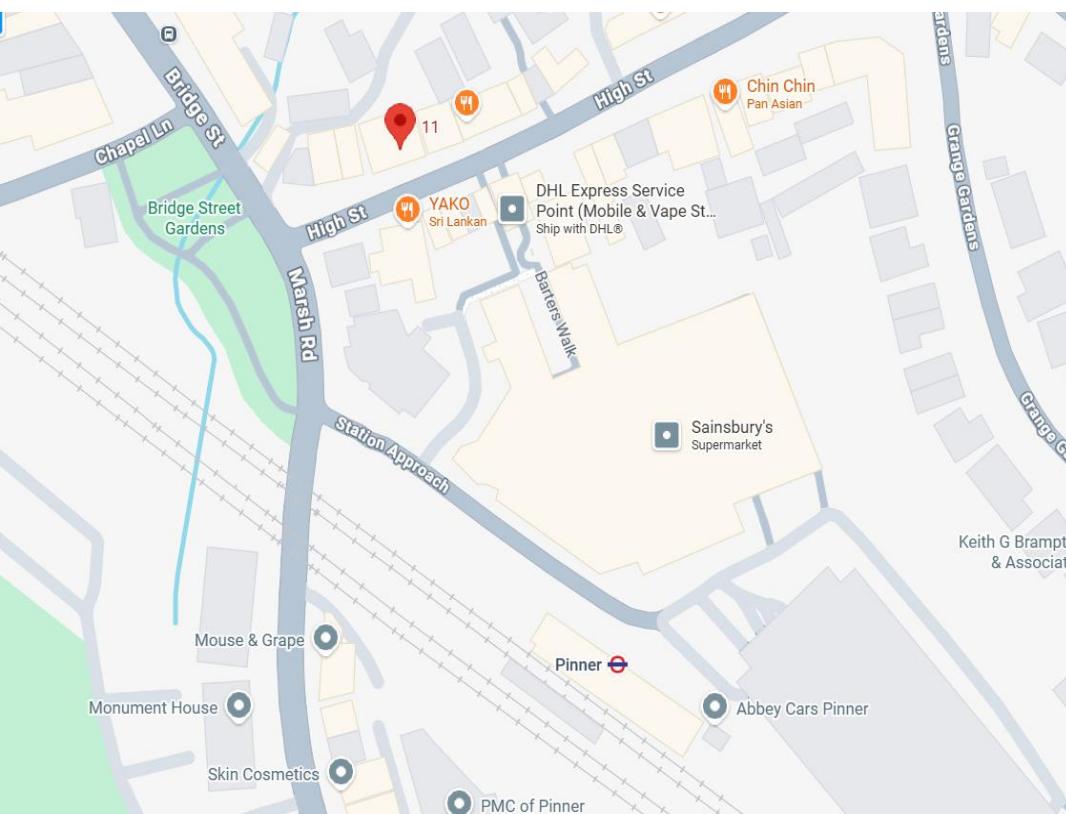
The property occupies a **prime position** on the north side of the High Street, moments from the town's primary intersection of Bridge Street, High Street, and Marsh Road.

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

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

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

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Sandrove
Property

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