



# Westbury House,

Bridge Street,  
Pinner,  
HA5 3HR

FREEHOLD FOR SALE

DEVELOPMENT/  
OWNER OCCUPIER  
OPPORTUNITY

8,028 SQ FT / 745 SQ M





**Westbury House**  
provides a unique  
opportunity for an  
owner occupier or  
residential led mixed  
use development  
situated in the heart of  
Pinner.

### Executive Summary

- The building comprises of 8,028 sqft situated on a site area of 4,839 sqft.
- Made up of 2x retail units on the ground floor, 3 floors of offices and car park to the rear.
- Currently income producing £116,200.00 per annum with potential uplift to £285,300.00 once fully occupied.
- Scope to add additional floors to the existing building and develop across the car park to the rear (STPP).
- Lapsed planning consent for 6 flats on the first, second and third floors (P/3224).
- 0.2 miles from Pinner Underground Station providing links into Central London in 30 minutes.







**Westbury House** provides a unique opportunity for an owner occupier or residential led mixed use development situated in the heart of Pinner.

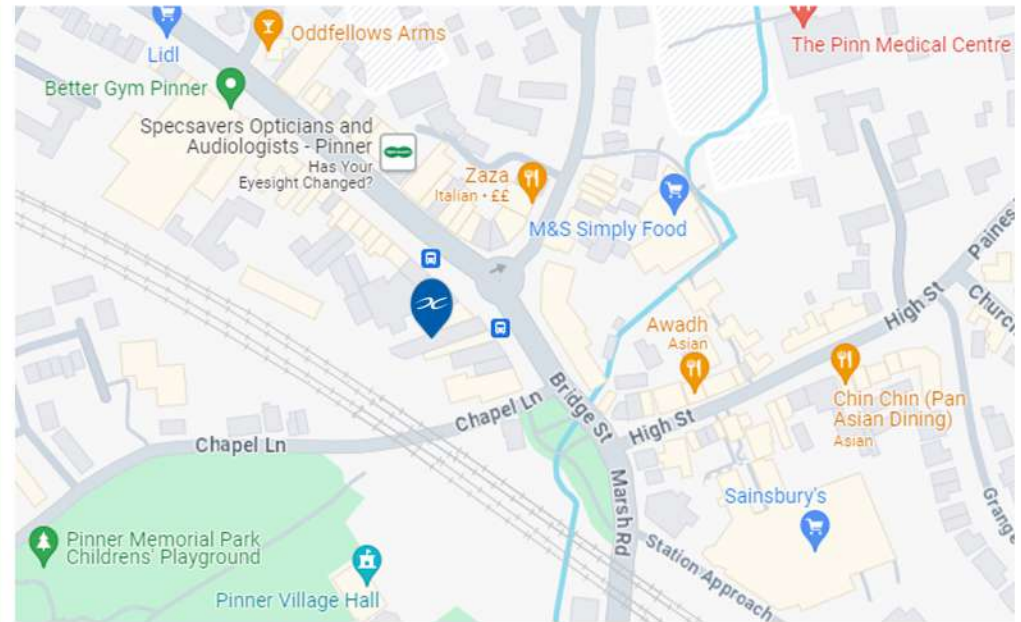
### The Site

Westbury House is a modern brick built office building on ground and three upper floors.

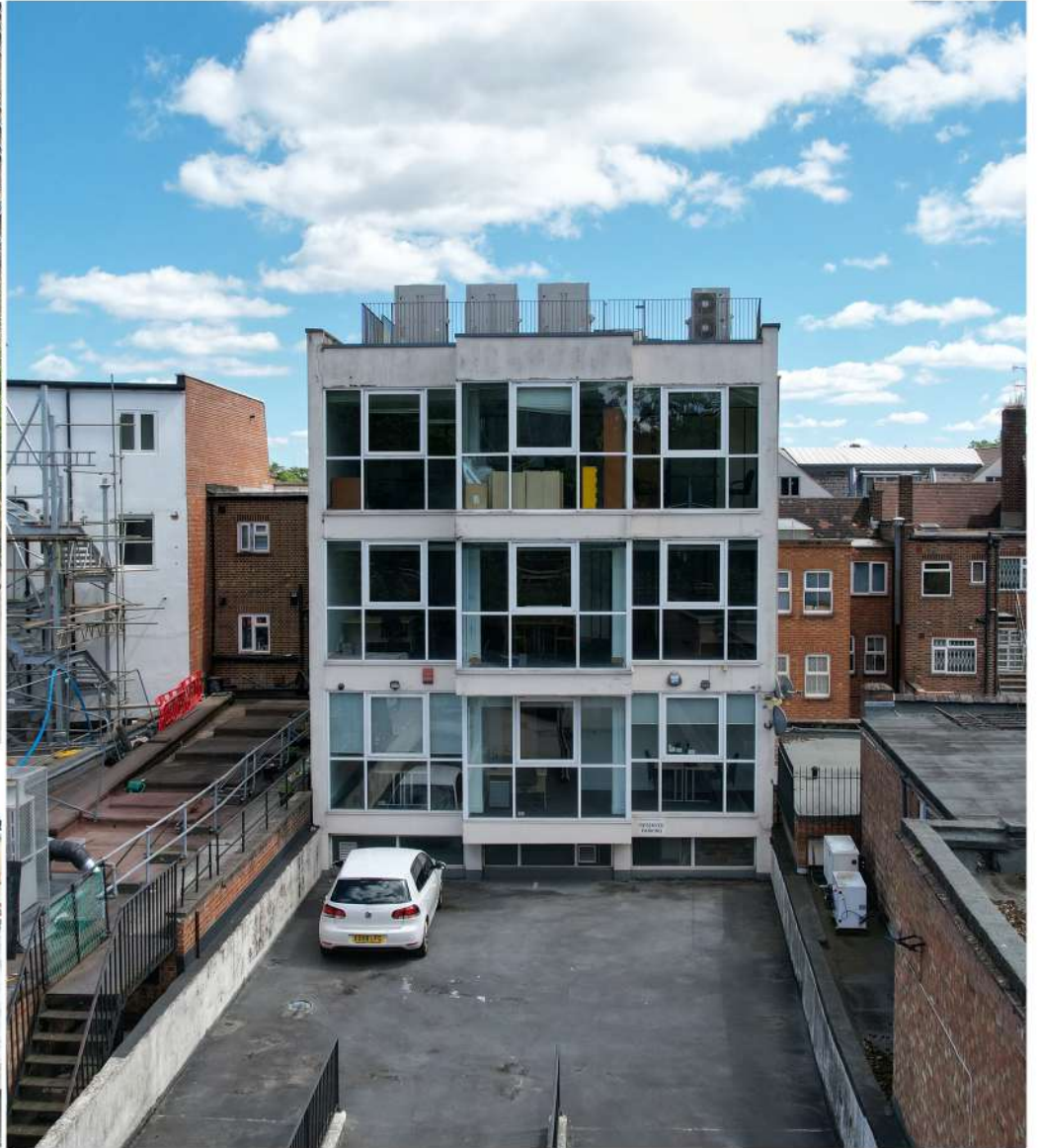
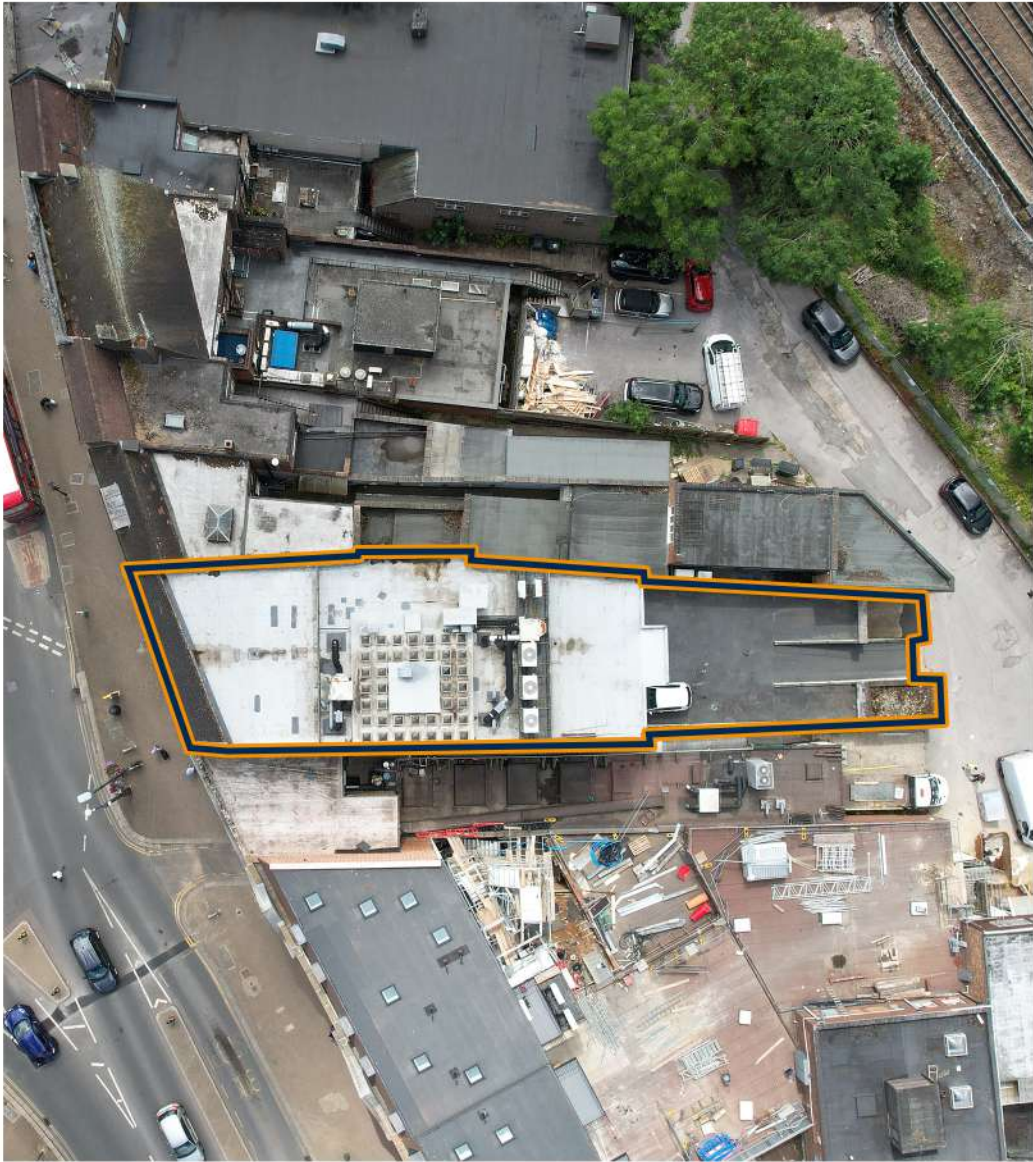
The front of the ground floor has been converted to 2x retail units with offices to the rear.

The office building is situated to the front of the site, fronting Bridge Street with a car park to the rear.

The building lends itself to conversion given the natural light from the front and rear of the building with a pedestrian entrance off of Bridge Street, Pinner and vehicular access of Chapel Lane.









# Location

Situated in the heart of Pinner Village, Westbury House is located on Bridge Street opposite the junction with Love Lane.

Nearby retailers include Marks & Spencer, Sainsbury's, Lidl and Boots.

In addition, there a number of leisure / eateries in the vicinity including Starbucks, Esquires, Chin Chin, Three Wishes Public House and local restauranters.

Pinner Village Memorial Park is 0.7 miles from the site whilst Pinner Underground Station (Metropolitan Line) is within 0.2 miles.





# Description

The building has operated successfully as a serviced office building since 2002, offering a reliable and professional environment for various businesses.

The building benefits from a versatile layout, which includes large open-plan office suites ideal for larger teams or collaborative work environments. Additionally, it features smaller office suites designed to accommodate individual professionals or smaller companies. On the ground floor, there are also two retail units.

The building has various modern facilities to ensure comfort and efficiency. These include a comfort cooling air-conditioning system and a passenger lift for easy access to all floors. The building also benefits from an entry phone system to all floors, allowing controlled access for visitors. Furthermore, each floor is furnished with kitchen and toilet facilities.

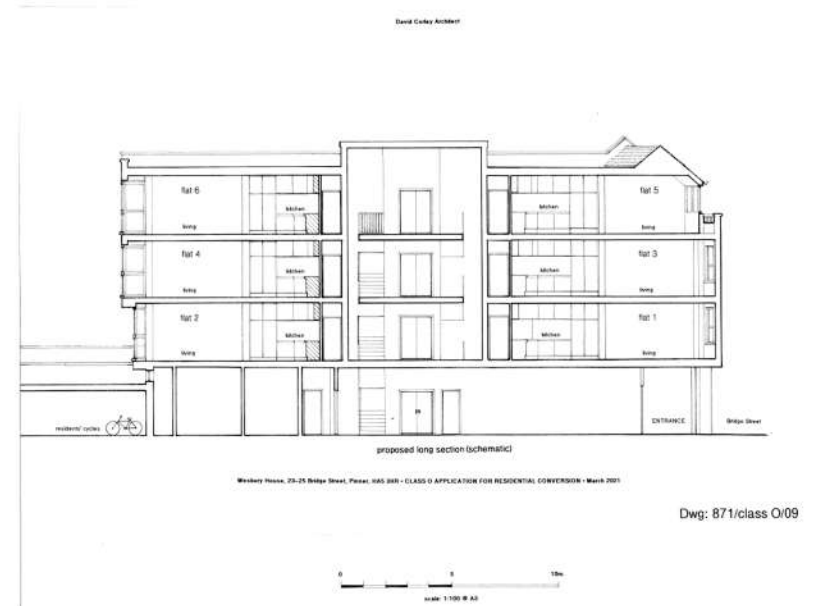
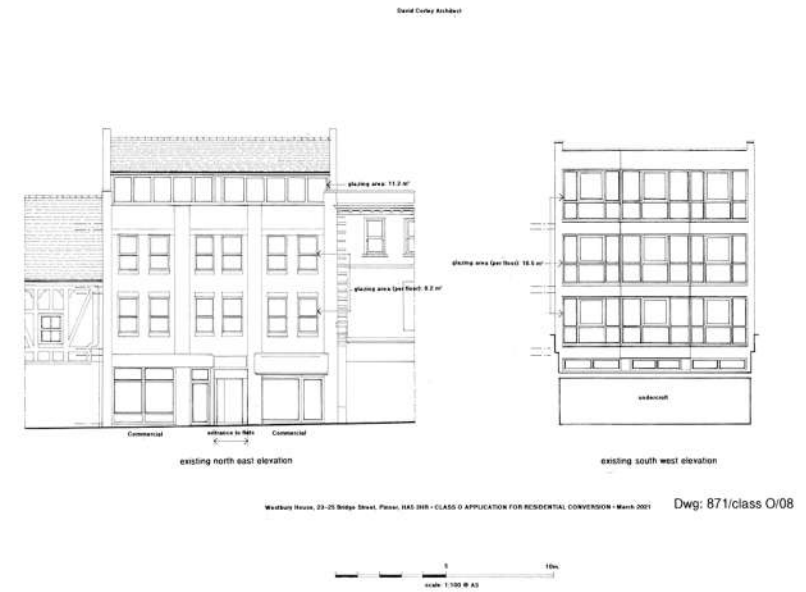


# Planning

The existing use class of the building falls under Use Class E, as defined by the Town and Country Planning Act 1947, which was amended on 1 September 2020. This classification allows for a range of uses, including offices, retail, and other commercial purposes, making the building versatile and adaptable to various business needs.

On 30 August 2022, the building was granted planning consent for a Change of Use from Office Use (B1) to six self-contained flats on the first, second, and third floors, classified under Use Class C3. This approval was obtained via the Prior Approval process, simplifying the transition from commercial to residential use and highlighting the building's potential for redevelopment into residential units.

For those interested in reviewing the specifics of the planning application, a copy is available in the dataroom. Additionally, detailed plans of the consented scheme can be found below, providing comprehensive insights into the proposed layout and design of the new residential units.





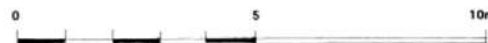
# Proposed Residential Development



proposed long section (schematic)

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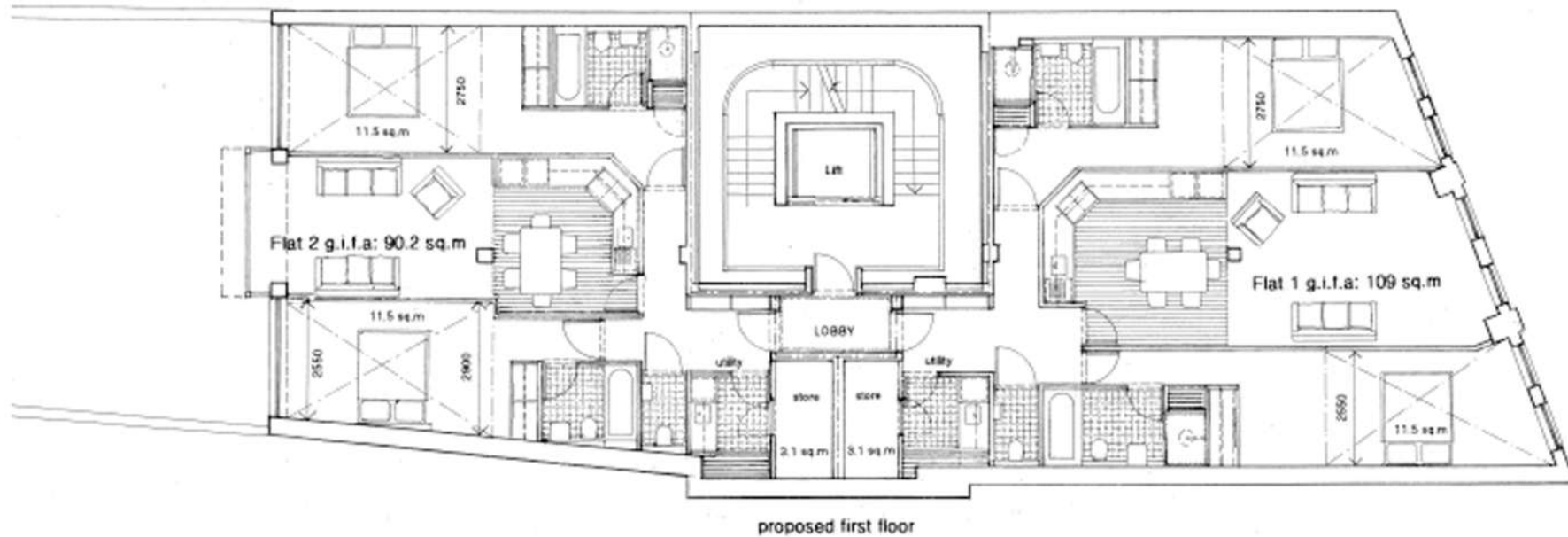
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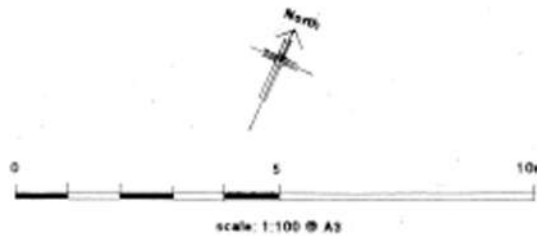


# Proposed Residential Floorplan (First Floor)



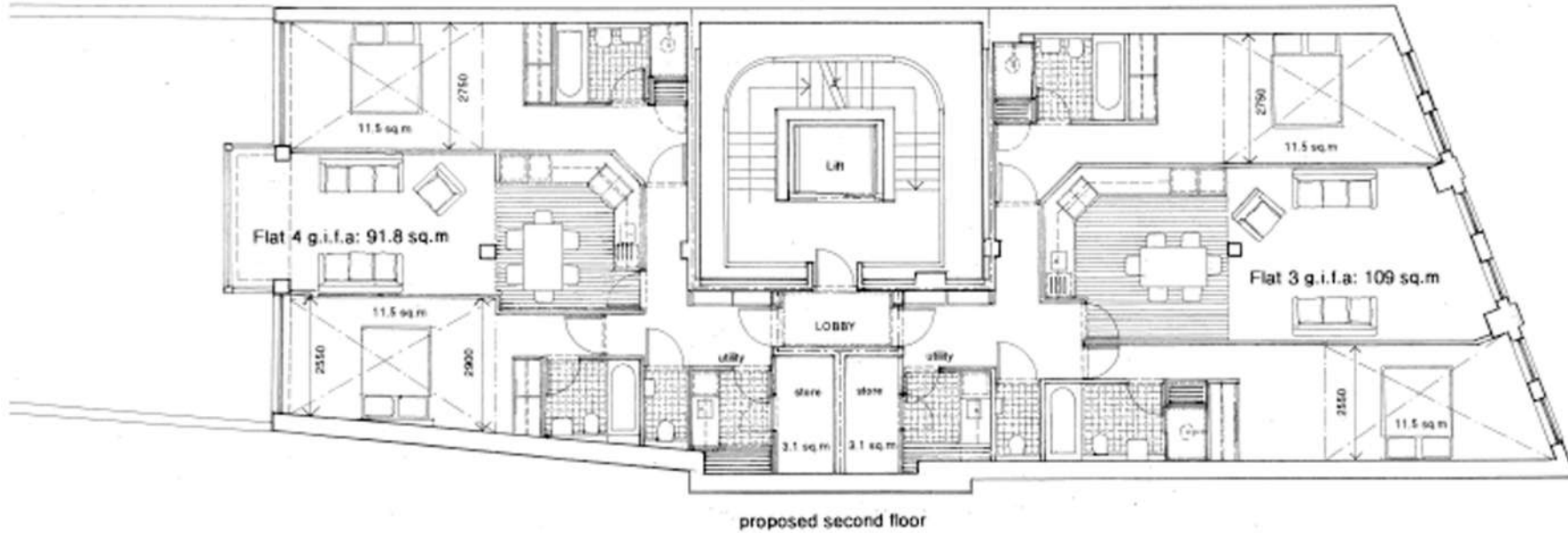
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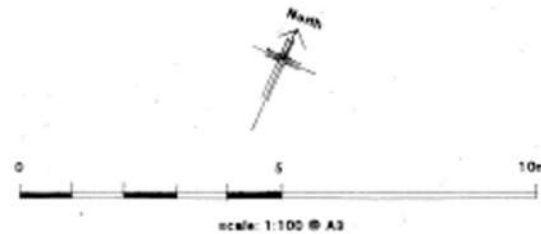


# Proposed Residential Floorplan (Second Floor)



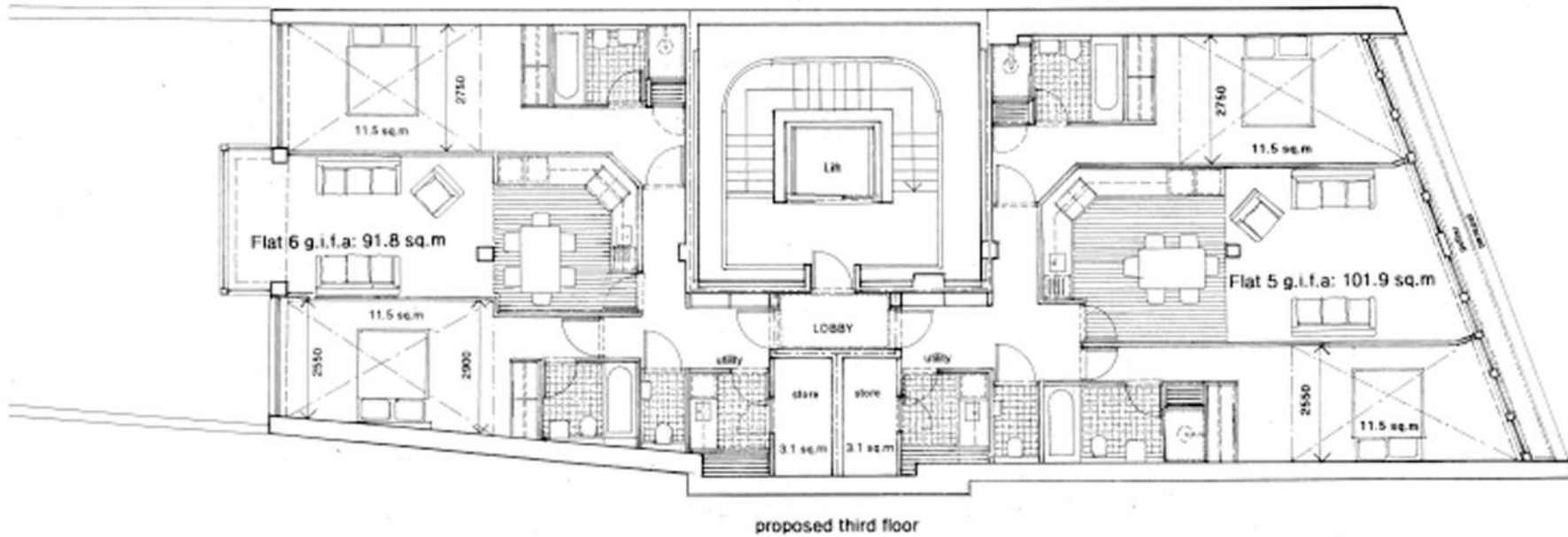
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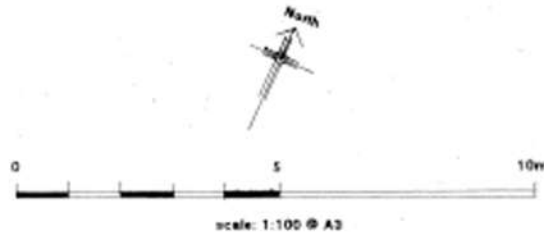


# Proposed Residential Floorplan (Third Floor)



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Dwg: 871/class O/07









Please contact the sole selling agents **David Charles Property Consultants** on the details below:

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### Price

Offers in Excess of £3,750,000.00 subject to contract.

We understand the property is elected for VAT.

### Further Information

Further information such as Tenancy Schedules, Plans and details of the planning consent granted previously can be downloaded from the data room button below:

[Dataroom](#)