



101 High Street, West Norwood, SE27 9JF

A ground floor former class E restaurant premises with a kitchen, cold store and yard to let – small business rate relief potentially available.

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

101 High Street, West Norwood, SE27 9JF

£16,500 Per Annum

LOCATION: - The property is situated on West Norwood High Street, one of the main through roads leading from West Norwood to Crystal Palace. The property is within walking distance to West Norwood train station. The High Street is a bus route and benefits from reasonable passing vehicular traffic. The property is situated within a densely populated residential catchment which the unit is able to service.

DESCRIPTION: - The property comprises a ground floor former restaurant premises with a rear yard. There is seating, a bar area, a kitchen and a cold store (not tested). There are male and female WCs to the rear. The property has been used as a restaurant; however, it is considered suitable for a variety of uses within Class E.

ACCOMMODATION: -

Gross frontage	4.3m (14ft) approx.
Maximum width	4.331m (14ft) approx.
Shop depth	18.39m (60ft) approx.
Sales area	40.66m ² (437ft ²) approx.
Second sales area	13.56m ² (146ft ²) approx.
Kitchen	8.61m ² (92ft ²) approx.
Cold store	2.25m ² (24ft ²) approx.
Yard	18.6m ² (200ft ²) approx.
Male and female WCs	

USE/PLANNING: - We understand the property was previously used as a restaurant and falls within Class E of the latest Town & Country Planning Use Classes Order. The property is considered suitable for a variety of uses.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £16,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £7,200. Interested parties should contact the local authority to confirm the rates PAYABLE and in particular, small business relief which may reduce the rates payable figure
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned and will be made available upon request.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com



Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

5th February 2024



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

5th February 2024



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

5th February 2024



specialist advice on all property matters