



# 16 Westow Street, Upper Norwood, London SE19 3AH

Small well positioned shop to let.  
020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



specialist advice on all property matters

# 16 Westow Street, Upper Norwood, London SE19 3AH

## New Lease £18,000 Per Annum Exclusive

### **LOCATION:** -

The property is situated in an exceptionally visible and busy pitch fronting Westow Street in the middle of the Crystal Palace triangle. Westow Street is one of two main shopping streets in Crystal Palace and the property benefits from a good deal of passing pedestrian foot-flow and high levels of vehicular traffic. Westow Street houses a number of multiples including Sainsburys, Savers and the Post Office but the majority of operators are good quality local and specialist traders. There are a number of short-term parking bays available on Westow Street which encourage quick-stop trade to the locality and side road parking is generally unrestricted. Upper Norwood is a rapidly improving, densely populated commercial environment and the property is considered suitable for a wide variety of trades.

### **DESCRIPTION:** -

The property comprises a ground floor lock-up shop most recently as an art gallery. The property has good ceiling heights, internal security grilles and a small kitchenette and internal WC.

### **ACCOMMODATION:** -

Gross frontage	5.25m
Internal width	3.88m narrowing to 3.15m after 6.27m
Maximum shop depth	8.55m
Sales area	31.05m <sup>2</sup> (334ft <sup>2</sup> ) approx.
Kitchenette and WC	

### **USE/PLANNING:** -

We understand the property falls within Class E (Retail / Office) of the latest Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses including retail, office, medical and quasi-medical.

### **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 £18,000 (eighteen thousand pounds) per annum exclusive is sought.

### **BUSINESS RATES:** -

The property has a ratable value of £11,500. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### **EPC RATING:** -

A new EPC has been commissioned but the previous rating was 100 within Band D. This rating will be updated upon receipt.

### **VAT:** -

We understand VAT is not to be charged on rent and other outgoings.

### **VIEWINGS:** -

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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22<sup>nd</sup> April 2024



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