

## 50-52 Westow Hill, London SE19 1RX

A ground floor and basement former restaurant premises to let under a new lease with no premium.



# 50-52 Westow Hill, London SE19 1RX £60,000 Per Annum Exclusive

LOCATION: - The property is located in the centre of Westow Hill, one of the main commercial roads forming the Crystal Palace triangle and in a highly prominent location. Westow Hill is an exceptionally busy thoroughfare and the property benefits from significant volumes of passing vehicular traffic and a good deal of pedestrian flow generated by nearby occupiers including a public library, Poundstretcher, Budgens and other leisure operators. There are short term parking bays on Westow Hill and Westow Street. Upper Norwood is an extremely popular commercial centre serving a densely populated residential catchment.

<u>DESCRIPTION</u>: - The property comprises a ground floor restaurant and full height basement. The property benefits from a fitted commercial kitchen with extraction (not tested) within the basement. The property has a large frontage of just under 10 meters and is considered suitable for either a reestablishment of a restaurant or alternate uses. It should be noted that the premises will require the installation of WC's on ground level.

#### **ACCOMMODATION: -**

Gross frontage 9.938m (32ft) approx.

Max internal width 9.938m (32ft) approx.

Shop depth 12.9m (42ft) approx.

Overall ground floor 109.354m² (1177ft²) approx.

Basement:

Kitchen area 35.81m²) (385ft²) approx.
Basement store 1 3.9m² (42ft²) approx.
Basement store 2 15.26m² (164ft²) approx.

<u>USE/PLANNING</u>: - We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes Order).

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

**<u>RENT</u>**: - An initial rent of £60,000 (sixty thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property will require rerating due to a new demise being created. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

**EPC RATING**: - The property has an EPC rating of B.

<u>VAT</u>: - We understand from the landlord that the property is not elected to VAT.

<u>VIEWINGS</u>: -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.

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.











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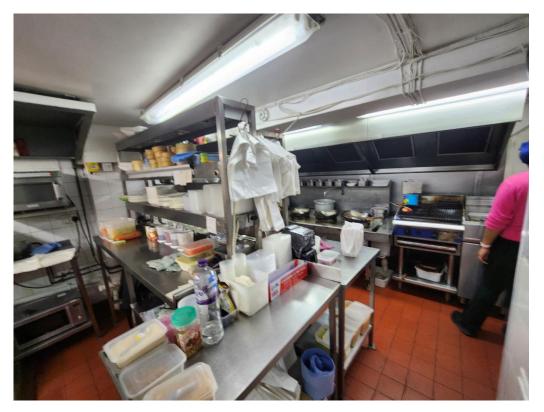
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