



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

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

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 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.

**DESCRIPTION:** - 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 re-establishment 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	109.354m <sup>2</sup> (1177ft <sup>2</sup> ) approx.

**Basement:**

Kitchen area	35.81m <sup>2</sup> (385ft <sup>2</sup> ) approx.
Basement store 1	3.9m <sup>2</sup> (42ft <sup>2</sup> ) approx.
Basement store 2	15.26m <sup>2</sup> (164ft <sup>2</sup> ) approx.

**USE/PLANNING:** - 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.

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

**BUSINESS RATES:** - The property will require re-rating 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](http://www.tax.service.gov.uk/business-rates-find/search)

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

**VAT:** - We understand from the landlord that the property is not elected to VAT.

**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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10<sup>th</sup> June 2024



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