



2-4 WESTOW STREET, LONDON SE19 3AH

A prominent and highly visible commercial unit with a return frontage on the most prominent corner of the Crystal Palace Triangle

020 8681 2000 | info@hnfproperty.com



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£25,500 Per Annum Exclusive

LOCATION: - The property is situated on the corner of Westow Street and Central Hill. The property is exceptionally visible to passing traffic which arrives from three directions and pedestrian footflow is also good. Nearby multiples include Café Nero, Streets Ahead and Iceland but, Crystal Palace is dominated by quality independent traders. There are short term parking bays on Westow Street and Westow Hill which encourages quick stop trade to the locality. The Triangle is an extremely popular commercial centre servicing a densely populated residential catchment.

DESCRIPTION: - The property comprises a highly visible corner position commercial unit with an excellent overall frontage. The property has air conditioning (not tested), wooden flooring and good ceiling heights.

ACCOMMODATION: -

Westow St frontage	6.1m (20ft) approx.
Central Hill frontage	3.268m (10ft)
Shop depth	7.905m (26ft max)
Internal width	5.40m (17ft) approx.
Sales area	40.04m ² (431ft ²) approx.

USE/PLANNING: - We understand the property is currently used as a retail showroom and falls within Class E of the latest Town and Country Planning (Use Classes) Order. The property is considered suitable for a variety of uses. Applicants are advised to make enquiries with the local planning authority in relation to their proposed use.

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

RENT: - £25,000 (Twenty-five Thousand Pounds).

BUSINESS RATES: - The property is due a revaluation due to a reconfiguration of the building.

EPC RATING: - The property has an EPC rating of 35 within Band B.

VAT: - We understand 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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18th January 2024



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