



## 38 Westow Hill, South Norwood, SE19 3AH

A recently refurbished ground floor Kiosk sized lock-up shop on the prominent Triangle of Crystal Palace

020 8681 2000

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# 38 Westow Hill, Crystal Palace, SE19 3AH

## £17,500 Per Annum Exclusive

**LOCATION:** - The property is situated on Westow Hill, one of the two main commercial roads forming the Crystal Palace Triangle and in a highly prominent and busy 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 Pound Stretcher, Domino's Pizza, Cancer Research and Iceland. There are short term parking bays located on Westow Hill together with some nearby loading bays. Upper Norwood is an extremely popular commercial centre servicing a densely populated residential catchment that surrounds.

**DESCRIPTION:** - The property comprises a mid-terraced ground floor lock-up shop previously occupied as a locksmith/ key cutter and is suitable for a variety of occupiers. The property has recently undergone a schedule of refurbishment and benefits from a new aluminum shopfront, suspended ceilings, a staff kitchen area and WC.

### **ACCOMMODATION:**

Gross frontage	3.569m (11')
Internal width	3.569m (11') widening to 4.050m (13') from 2.89m (9')
Shop depth	6.557m (21')
Sales area	24.162m <sup>2</sup> (260ft <sup>2</sup> ) approx.
Kitchenette	2.119m <sup>2</sup> (23ft <sup>2</sup> ) approx.
WC	

**USE/PLANNING:** - We understand the property falls within Class E of the latest Town and Country Planning (Use Classes) Order and was most recently used as a shoe repair/key cutters shop.

**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 £17,500 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a rateable value of £19,750. 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 a current EPC rating of C.

**VAT:** - we are advised by 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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29<sup>th</sup> March 2023



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