



1 Westow Hill, Norwood, London

A prominent corner unit with basement stores and a one-bedroom flat freehold for sale.

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1 Westow Hill, Norwood, London, SE19 1TQ

Offers in the region of £515,000

LOCATION: - The property is situated on the corner of Gipsy Hill and 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 The Sparrowhawk pub, Caffé Nero, Streets Ahead and a nearby public library. There are short term parking bays on Westow Hill. Upper Norwood is an extremely popular commercial centre servicing a densely populated residential catchment that surrounds.

DESCRIPTION: - The property comprises a corner position unit and full height basement currently used as a hair salon but considered suitable for a variety of trades. The basement comprises store areas, a WC and main section. Included in the sale will be a well presented one bedroom first floor apartment with vacant possession. Flats Two and Three are sold off on long leases.

ACCOMMODATION:

Total frontage	5.209m (17ft)
Return frontage	4.249m (14ft)
Maximum internal width	6.490m (21ft)
Maximum shop depth	5.481m (18ft)
Overall sales area	35.571m(383ft ²) approx.
Basement	21.073m ² (291ft ²) approx.
WC	

Flat 1

Hallway
Reception/Kitchen
Bedroom
Bathroom

USE/PLANNING: - We understand the property is currently used as a hair salon and will fall within Class E of the latest Town and Country Planning (Use Classes) Order. The property is considered to be suitable for a variety of uses. The apartment is for residential use only.

TENURE: - The property is offered on a freehold basis with vacant possession of the ground floor, basement and flat 1. Flats 2 and 3 are subject to leases expiring in 3005 at peppercorn rents.

PRICE: - £515,000 is sought for our client's vacant freehold interest

BUSINESS RATES: - The property has a ratable value of £16,750. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned and will be made available.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are given notice that:

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15th May 2023



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