



# 1 Westow Hill, Norwood, London

A prominent corner unit with basement stores available to let on a new lease.

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

# 1 Westow Hill, Norwood, London, SE19 1TQ

## £28,500 Per Annum Exclusive

**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 and a WC.

**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 <sup>2</sup> ) approx.
Basement	21.073m <sup>2</sup> (291ft <sup>2</sup> ) approx.
WC	

**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.

**TENURE:** - The property is available on a new lease, the terms of which are to be negotiated.

**RENT:** - £28,500 Per annum Exclusive

**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](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 45 within band B.

**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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15<sup>th</sup> May 2023



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