



48 Westow Hill, London, SE19 1RX

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

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Rent £28,500 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 Poundstretcher, Budgens and the public library. 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 former restaurant premises benefitting from a commercial kitchen with extraction (not tested) and air conditioning (not tested). The property is arranged internally with the main restaurant area, kitchen and food preparation area at ground floor level. In the basement, there is a bar/additional seating area, male and female WC's and a small partially covered courtyard. The property is considered suitable for a variety of uses.

ACCOMMODATION: -

Gross frontage 4.45m (14')
Shop depth 11.4m (37')
Internal width 3.41m (11') narrowing to 2.57m (8') widening again to 4.33m (14').
Max shop depth 11.4m (37')
Sales area 40.6m² (435ft²)
Ground floor
Kitchen/food prep area 13.97m² (150ft²)

Basement: -

Bar area 35.25m² (379ft²) approx.
Male and Female WC's
Partially covered Courtyard 10.28m² (110ft²)

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes) Order.

Interested parties should make enquiries of the local authority regarding their intended use prior to offer.

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

RENT: - An initial rent of £28,500 (Twenty-eight thousand five hundred pounds) per annum exclusive.

BUSINESS RATES: - The property has a rateable value of £14,500. Interested parties should contact the Local Authority to confirm the rates payable.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 58 within Band C.

VAT: - All rent and capital figures quoted within these details are exclusive of VAT unless otherwise stated.

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

020 8769 0161

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18th March 2025



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