



2 WESTOW STREET, LONDON SE19 3AH

A prominent and highly visible commercial unit on the most prominent corner of the Crystal Palace Triangle to let under a new lease

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

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£40,000 Per Annum Exclusive

LOCATION: - The property is situated on the corner of Westow Street and Central Hill with a total frontage exceeding 50ft. 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 center servicing a densely populated residential catchment.

DESCRIPTION: - The property comprises a corner position commercial unit with a an excellent overall frontage. The property has air conditioning (not tested), wooden flooring, good ceiling heights and an interesting layout with a slightly raised ancillary sales area to the rear. There is a useful covered yard providing storage which benefits from an electric roller shutter onto a service road. The property has staff facilities and an internal WC.

ACCOMMODATION: -

Westow St frontage 6.1m (20ft) approx.
Central Hill frontage 12m (39ft) approx.
Shop depth 12.5m (41ft max)
Internal width 7.90m (26ft) approx.
Sales area 97m² (1045ft²) approx.
Kitchenette 5.6m² (60ft²) approx.
Covered rear yard 34.18m² (368ft²) approx.
WC

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.

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

RENT: -£40,000 (forty thousand pounds per annum exclusive).

BUSINESS RATES: - The property has a ratable value of £33,500. 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 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.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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18th January 2024



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