

RETAIL / COFFEE SHOP / RESTAURANT PREMISES TO LET – A1 & A3 CONSENT

48 Westow Street, SE19 3AF

UNITS 5&6, UPPER NORWOOD, CRYSTAL PALACE



KEY FEATURES

- Located on popular Westow Street
- Well configured shop with corner frontage
- Sainsburys adjacent
- Nearby car parking
- Rear loading available
- Potential for Café or Restaurant use

LOCATION

Upper Norwood forms a popular south London suburb within the Crystal Palace area that continues to gentrify and attract quality independent and national occupiers. Westow Street forms the prime retailing section of the 'Norwood Triangle'.

The premises are situated in a prominent location on Westow Street, part of a modern development that includes a large Sainsburys supermarket and car parking. Nearby occupiers include **Costa, Poundland, Sainsburys, JD Wetherspoon, Paddy Power and Blackbird.**

Date of Issue: 15-Oct-2018

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UNITS 5&6, NORWOOD HEIGHTS, UPPER NORWOOD

DESCRIPTION

The premises comprise a multiple windowed corner Retail / Café / Restaurant unit, arranged over the ground floor comprising the following estimated gross internal areas:

ACCOMMODATION

Floor	NIA Sq M	NIA Sq Ft
Ground Floor	236.06 sq m	2,541 sq ft
TOTAL	236.06 sq m	2,541 sq ft

LEASE TERMS

The premises are available on a new 15 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

Rental offers in excess of **£70,000 per annum** exclusive are invited.

VIEWINGS BY PRIOR APPOINTMENT:

Callum Mortimer

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Luke Pasterfield

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Or via our joint agent:

Nigel Evans
Stiles Harold Williams Partnership LLP
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RATES

We are informed by the Local Rating Authority that the current Rateable Value of the retail unit is: £51,000.

The UBR for 2018/19 is 49.3p.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred relating to this transaction. Subject to contract.

EPC

Available upon request.

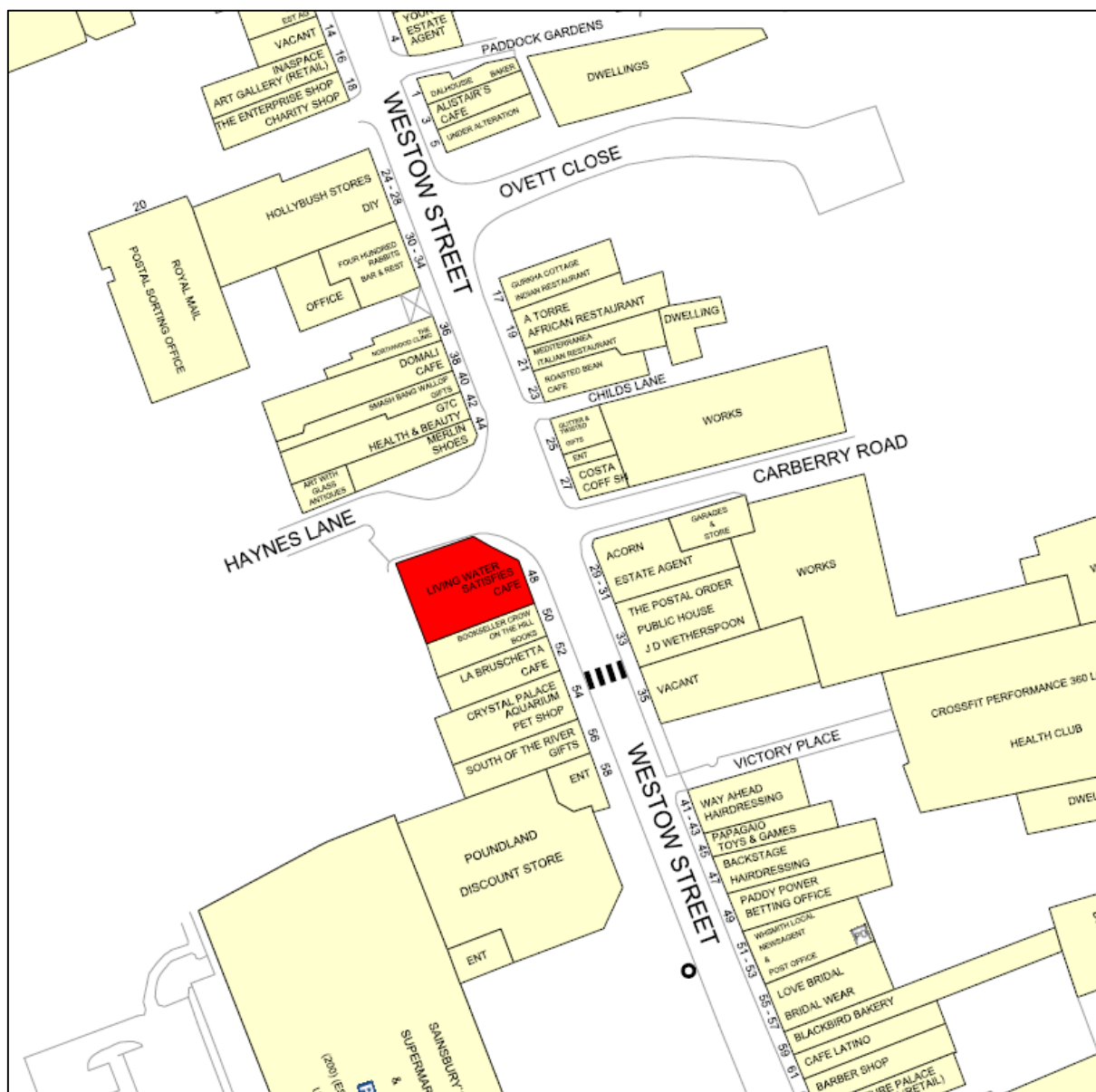
CBRE Limited

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Not to scale.

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