

Cafe/Restaurant to let.

Crystal Palace, 48 Westow Street, Upper Norwood.

SE19 3AF.



Well configured corner unit.

Potential for Retail, Cafe or Restaurant use.

Large Sainsbury's adjacent with car parking.

Contact.

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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 commercial 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 Sainsbury's supermarket and car parking. Nearby occupiers include **Costa, Poundland, Sainsbury's, JD Wetherspoon, WH Smith, Paddy Power** and **Blackbird**.

Accommodation.

Net internal floor areas:-

Ground Floor	236.06 sq m	2,541 sq ft
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Rent.

Offers in excess of £70,000pax.

Business Rates.

Rateable Value £51,000

UBR (2020/21) 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 020 8315 2255.

Lease Terms.

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

Energy Performance Certificate.

Band D. Report available on request.

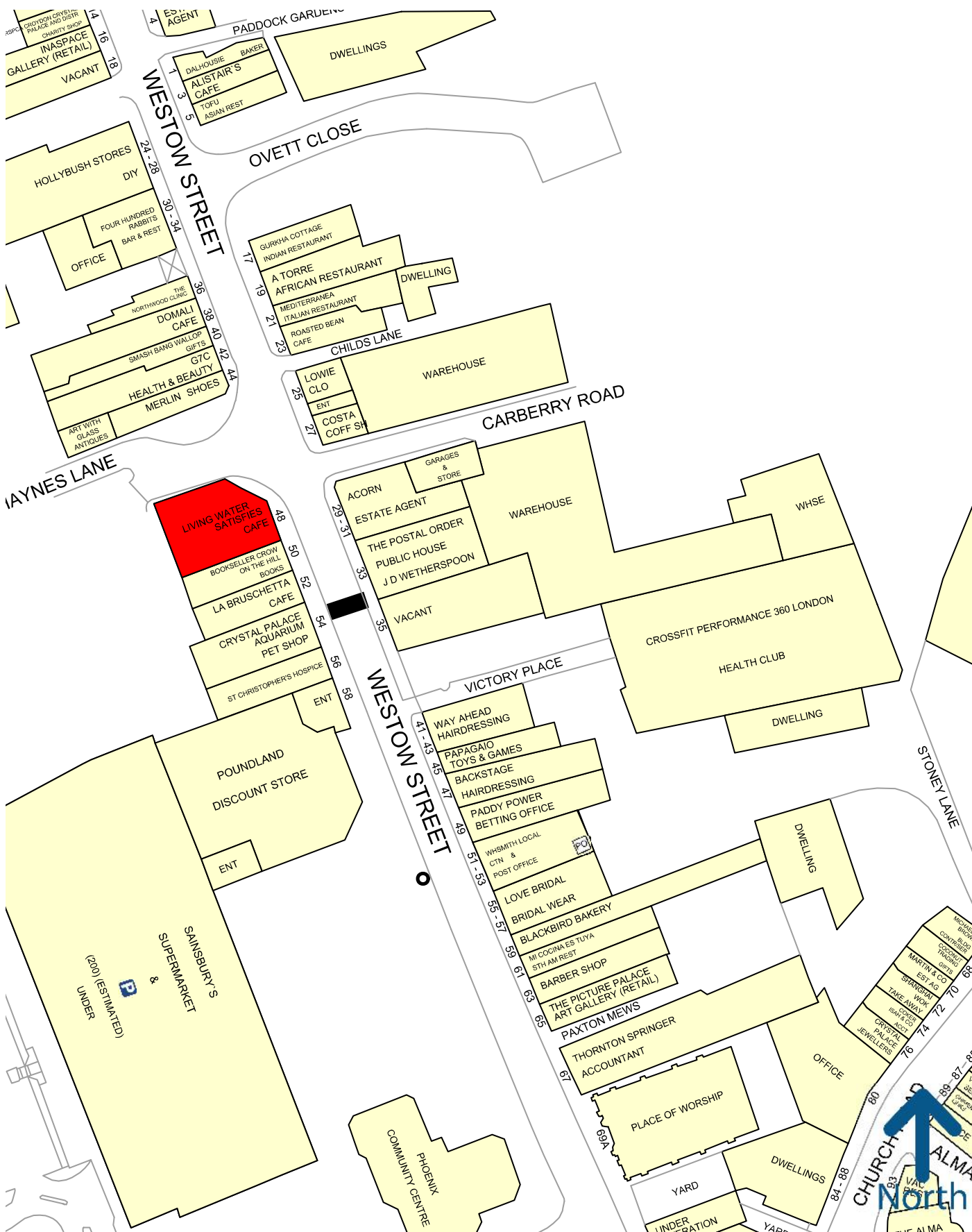
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

February 2020

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