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property consultants

23 Westow Street | **Crystal Palace, SE19 3RY**
FREEHOLD RETAIL INVESTMENT FOR SALE

23 Westow Street | Crystal Palace, SE19 3RY | RETAIL INVESTMENT FOR SALE

- ground floor & basement
- 146.79 m² (1,580 ft²) approx
- trading coffee shop within a1 (retail) use
- residential upper parts sold off
- income: £24,500 per annum
- price: o.i.r.o £350,000 freehold

DESCRIPTION

Prime end of terrace retail unit trading as a cafe, currently arranged as a front sales area with some seating, additional rear seating area, single WC and rear external courtyard. The basement is accessed internally and provides for basic storage. There are also some outside seating at the front of the premises.

We understand that the premises benefits from A1 (Retail) use.

LOCATION

Situated in a prominent position on Westow Street (A214), between Ovet Close and Childs Lane in the Crystal Palace triangle.

Neighbouring occupiers include; Four Hundred Rabbits, Lowie, Costa, Wetherspools, St Christopher's, Poundland, Paddy Power, Blackbird Bakery, Sainsburys and WH Smith Local/Post Office, together with a vibrant mix of other independent and local traders.

Crystal Palace and Gypsy Hill mainline railway and Overground stations are both approximately 1/3 mile away, providing services into central and East London. There are also various buses serving the area located on Westow Street.

ACCOMMODATION

Ground Floor	115.20	1,240	
Basement	31.59	340	
Total	146.79 m²	1,580 ft²	NIA

TENURE

Freehold, with the benefit of a 15 year lease from June 2015, with 5 yearly rent reviews. The residential upper parts were sold on a 150 year lease from March 1994 at a peppercorn rent.

BUSINESS RATES

We understand that the current rateable value is £18,500.

VIEWING

Strictly by appointment only, through sole selling agents: -

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