

**77 Westow Hill, Norwood, London, SE19 1TY**

**Vacant Long leasehold shop/retail unit with a nominal rent**

# 77 Westow Hill



**Lambert  
Smith  
Hampton**

## Location

The property is located on Westow Hill, a mixed-use location in southeast London, comprising of predominantly retail, leisure and residential properties. This part of upper Norwood is a popular, rapidly improving area with an excellent catchment and busy footfall. The accommodation is located on a established and mostly independent retail parade, with little current availability. The property is approximately a 20-minute walk to Crystal Palace train station, which provides frequent commuter trains to London Bridge station. SE19 is located approximately 7.5 miles south east of central London by car.

## Description

A ground floor self-contained unit with total extending to circa 425 sq. ft, currently occupied as offices. Internally the accommodation provides space for 4 – 6 people with an ancillary kitchenette, stores and WC's to the rear. The property benefits from all services, to include gas central heating, mains electric and drainage.



### **Accommodation**

The ground floor retail accommodation extends to approximately 425 sq. ft. (39.4 sq. m).

### **Tenancy**

The property is available with vacant possession.

### **Tenure**

Long leasehold. Title No. TGL536278. For a term of 125 years commencing July 2019 with a current ground rent of £50 per annum.

### **Business Rates**

Shop & Premises - £14,277.00 per annum.

### **VAT**

VAT may be chargeable at the prevailing rate.

### **Legal costs**

Each party is responsible for their own legal costs.

### **EPC**

Available upon request.

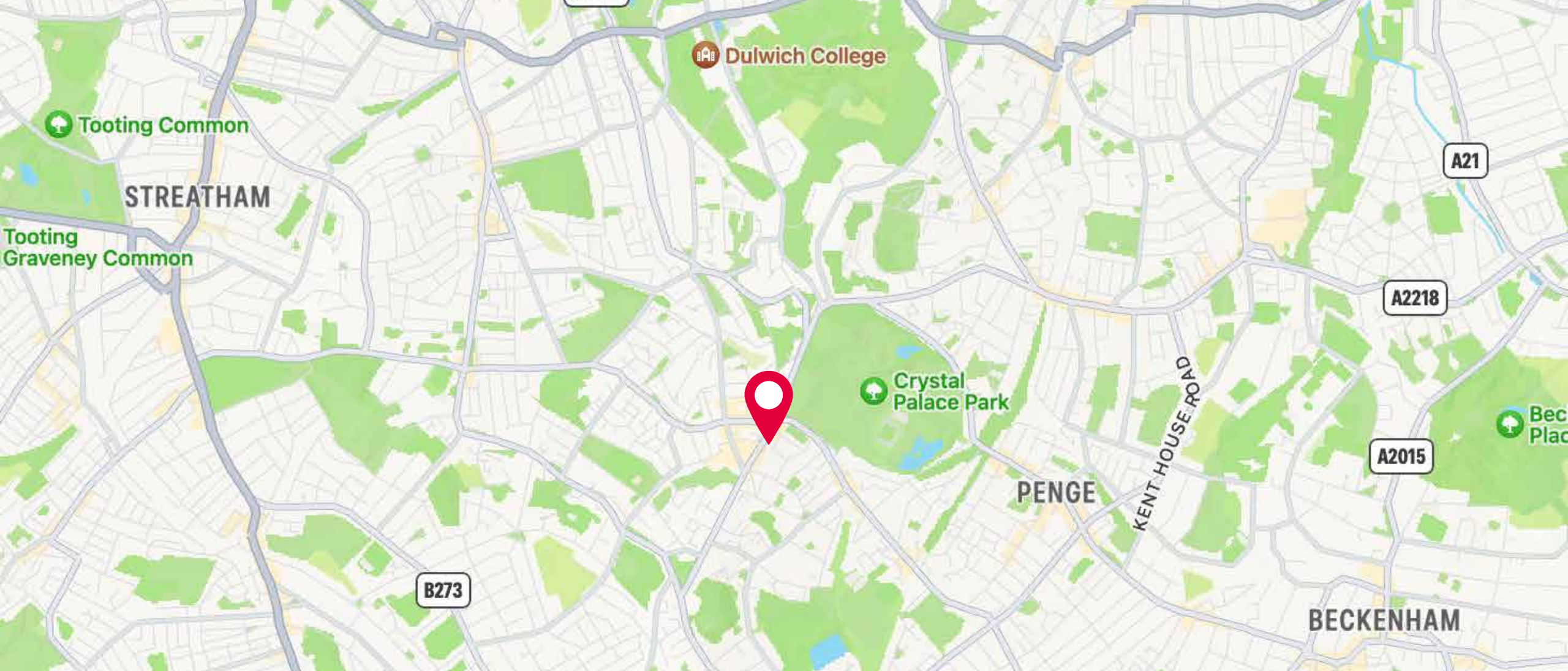
### **Terms**

The long leasehold interest of the property is available at a guide price of £235,000 subject to contract.

### **Viewings**

Strictly by appointment only.







# Contact us

For further details & viewings, please contact:

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