



James ashley
commercial
property consultants

82 Westow Hill | Crystal Palace | London | SE19 1SB
PRIME SHOP TO LET

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- ground floor
- 91.04 m² (980 ft²) approx.
- sui generis use
- rear yard/outside space
- rent: £30,000 per annum
- close to crystal palace park

DESCRIPTION

Prime mid terrace lock-up shop, currently arranged as an open plan sales area with a good ceiling height, air conditioning, kitchen/staff room, separate customer and staff WC's. There is an outside area/yard to the rear of the premises and access into a basement/cellar (not used, or inspected).

We understand that the premises currently has a Sui Generis Use. Alternative uses will be considered subject to planning.

LOCATION

Situated in a prominent position on Westow Hill (A214), between St Aubyn's Road and Church Road (A214) within the 'triangle' in Crystal Palace.

Neighbouring occupiers include; Headmasters, Budgens, Chicken Cottage, Poundstreicher, Domino's, Cancer Research, Morleys, Caffe Nero, Iceland, Rush, together with a good mix of other independent and local traders.

Crystal Palace and Gipsy Hill mainline railway and Overground stations are both within walking distance, providing services to London Bridge, Victoria, Beckenham, Highbury & Islington and West Croydon. There are also buses serving the area, located on Westow Hill.

ACCOMMODATION

Ground floor	91.04 m ²	980 ft ²	N.I.A.
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TENURE

A new Full Repairing and Insuring Lease is being offered from June 2024 on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £22,500. Contact Croydon Council on 020 8726 6000 to confirm what amount is actually payable.

VIEWING

Strictly by prior appointment via the landlords sole letting agents: -

James Stefanopoulos or Ashley Brudenell



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