

A1/A3 UNIT TO LET

CRYSTAL PALACE

84 WESTOW HILL



REVISED TERMS

Description

The property occupies a prominent position on Westow Hill close to its junction with Church Road, Anerley Hill and Crystal Palace Parade. The unit is located near to Crystal Palace Park and is a short walk from Crystal Palace and Gipsy Hill Stations.

The premises are close to the new **Everyman Cinema** and future **JD Wetherspoon** development. Other nearby occupiers include **Budgens, Decorum, Crystal Palace Market, Pedder, Cocktail Embassy** and **The Exhibition Rooms**.

Please refer to the attached copy of the street traders plan.

Accommodation

The premises are arranged on ground and basement floors providing the following approximate accommodation:

Ground Floor	969 sq. ft.	(90.02 sq. m)
Basement	784 sq. ft.	(72.84 sq. m)

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

£28,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£28,000
UBR (20/21)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC Rating of D 99. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

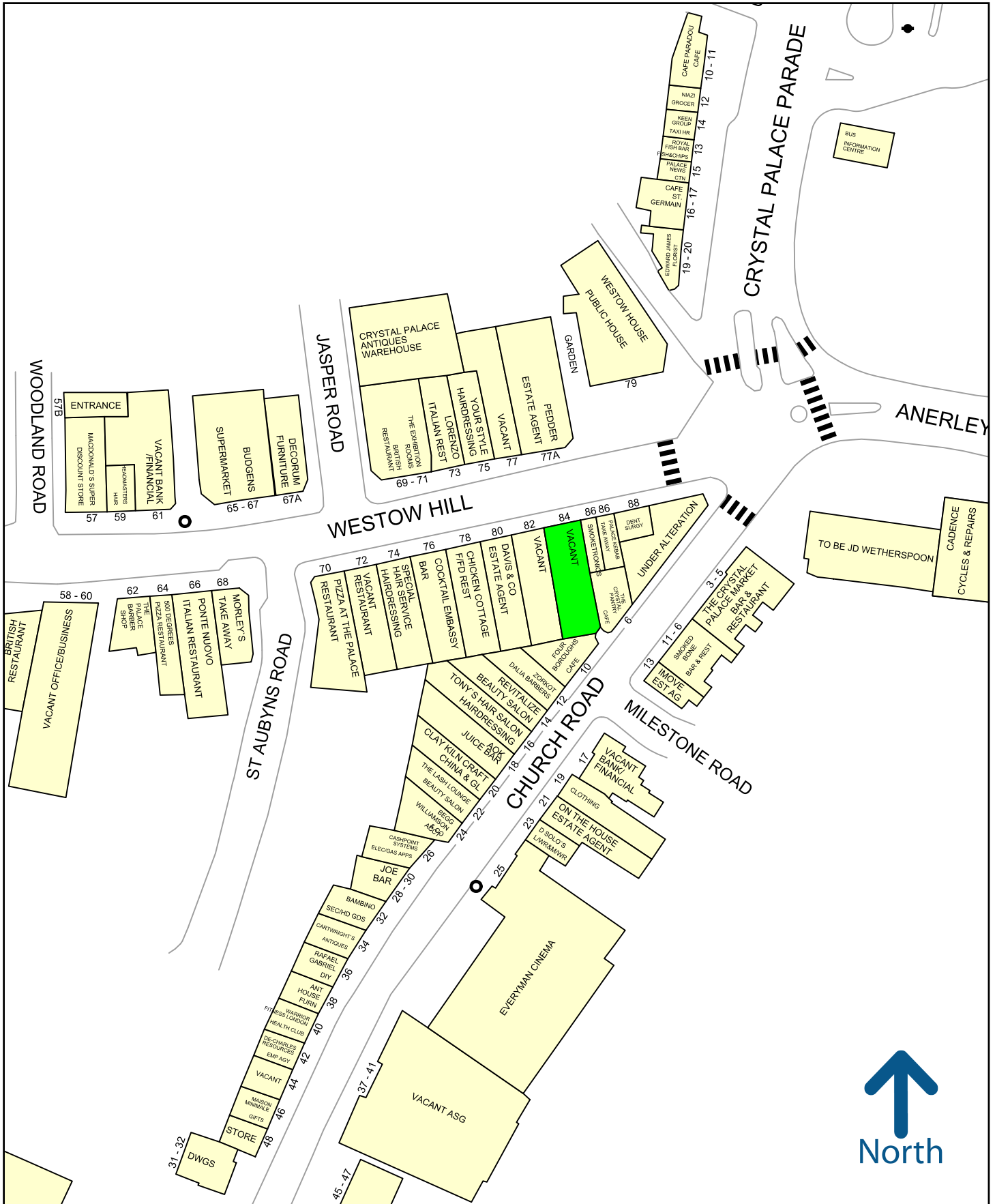
Viewing

Viewing is strictly via appointment through sole agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 01/08/2019
Created By: Green and Partners

