

**CONFIDENTIAL DISPOSAL – STAFF UNAWARE**

FITTED RESTAURANT WITH POTENTIAL FOR A DARK KITCHEN 1,822 SQ FT<sup>2</sup> / 169.26 M<sup>2</sup>



64 WESTOW HILL, LONDON SE19 1RX

**LOCATION** Crystal Palace is a popular and trendy South London Suburb that has seen a renaissance over recent years with many independent hospitality and catering retailers populating the town. These include Caffè Nero, Everyman Cinema, Four Hundred Rabbits, Yard Sale Pizza and the long standing Joanna's, along with a number of gastro pubs such as The Alma, The Sparrowhawk and Westow House.

The town is approximately 6 miles South of Central London whilst Crystal Palace Station provides mainline service into London Victoria and London Bridge with a fastest journey time of 25 minutes and London Overground services linking it directly to the London Underground network.

**DESCRIPTION** The restaurant is fully fitted to a high standard with the ground floor comprising approximately 42 spacious covers, a large pizza prep / cooking area, with rear access for delivery drivers. Ground floor walkthrough: <https://youtu.be/FL6LP7BmGvQ>

Kitchen prep, cold room, toilets, staff room and stores are housed in the basement. The large storage area could possibly be converted to full kitchen space which could either release more space for seating upstairs or to develop a dark kitchen. The property affords the following approximate GIA:

Lower Ground	823 ft <sup>2</sup> / 76.43 m <sup>2</sup>
Ground	999 ft <sup>2</sup> / 92.83 m <sup>2</sup>
<b>Total</b>	<b>1,822 ft<sup>2</sup> / 169.26 m<sup>2</sup></b>

**BUSINESS RATES** The VOA website advises that the current rateable Value is £13,500 which gives rise to a rates payable figure of approximately £7,000 (excluding supplements) for the year to April 2023. This incorporates the discount provided to hospitality venues to aid recovery from Covid-19. Interested parties should satisfy themselves as to the business rates situation.

**TENURE** The property is available for by way of an assignment of the existing effective fully repairing and insuring lease which is at a current rent of £24,000 PA. Our clients are seeking premium offers of £150,000, subject to contract to purchase their leasehold interest plus all trade fixtures and fittings in situ.

**PLEASE NOTE** All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

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