

## RETAIL/OFFICE PREMISES TO LET

**77 WESTOW HILL, NORWOOD, LONDON,  
SE19 1TX**



**Location:**

Located on the thriving commercial trading street of Westow Hill, the property benefits from excellent footfall and exposure to a diverse and dynamic community.

**Description:**

Prime commercial ground floor office/retail premises in the bustling heart of Crystal Palace. The ground floor space boasts a spacious open-plan layout, offering flexibility to accommodate a range of business needs.

**Accommodation:**

With a net internal area of 41 sq m (423 sq ft), the property includes a storage room, kitchen, and toilet facilities, ensuring all business needs are catered for.

**Rent:**

£25,000 per annum exclusive of business rates, VAT and utilities.

**Planning:**

We understand that the property has A2 (Use Class E (c)) planning consent, however, interested parties should make their own enquiries to the local authority.

**Business Rates:**

Rateable value - £14,250.

**Energy Performance Certificate:**

Energy Performance Rating is C.

**Legal Costs:**

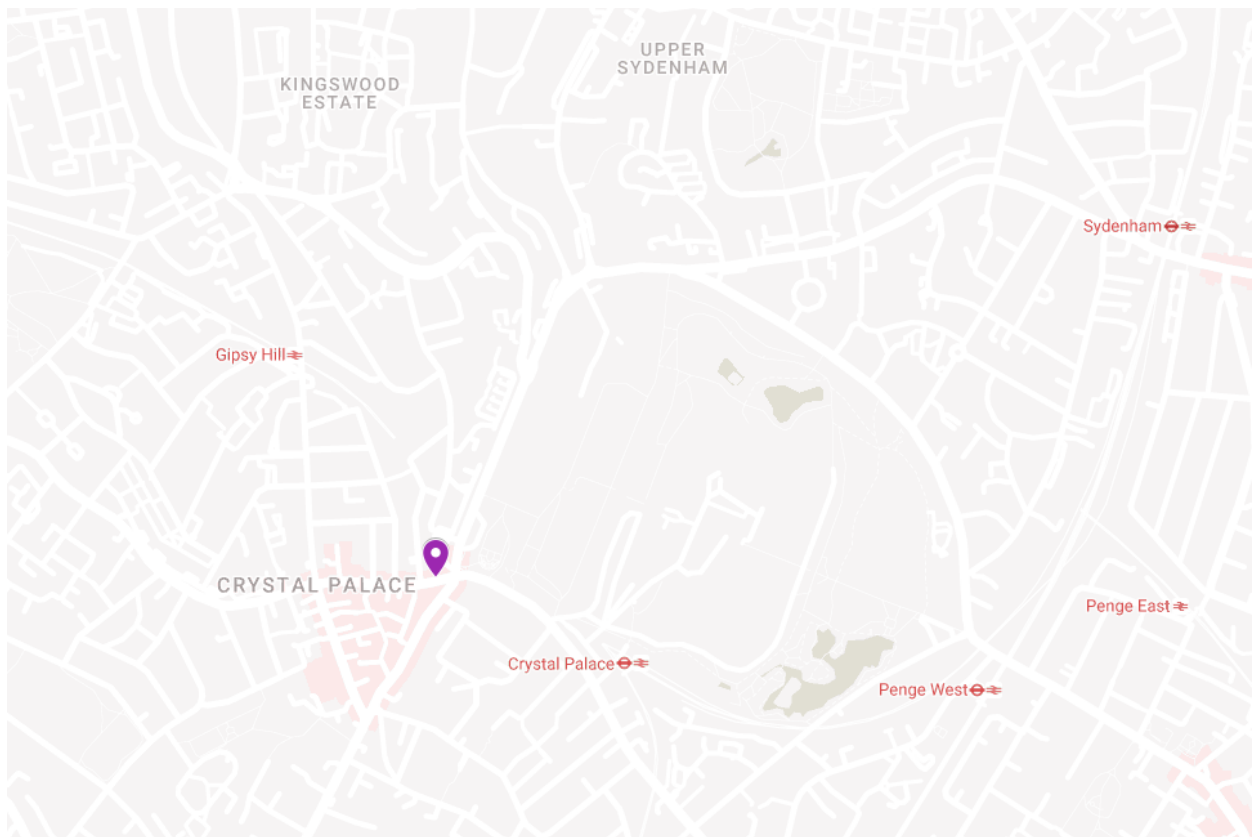
Each party is to be responsible for their own costs.

**Terms:**

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

**Viewing:**

For further information, or to arrange an inspection, please contact sole agents Erikas Grig Chartered Surveyors at 020 8050 3075 or [info@erikasgrig.com](mailto:info@erikasgrig.com)



You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) All statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representation or warranty whatsoever in relation to this property. Any prospective purchasers/lessees must satisfy themselves by inspection and seek independent advice as to the correctness of each statement contained in these particulars.



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