

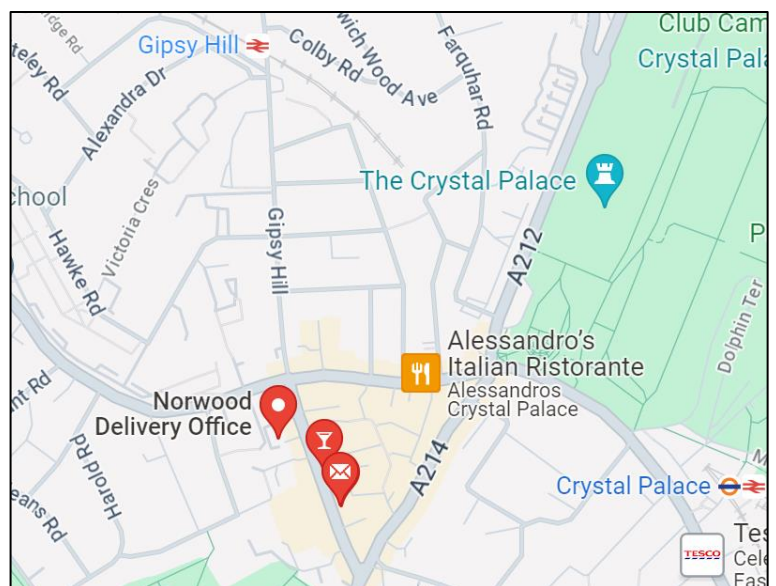


The Postal Order, 32-33 Westow Street, Crystal Palace, London SE19 3RW

Summary

- A new 20-year lease, Nil premium
- Free of Tie
- Ground floor and first floor trading areas
- Situated on the main drinking and restaurant circuit

Rental offers invited



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

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Location

The premises are located in Upper Norwood / Crystal Palace approximately 10 miles south-east of Central London. The property fronts the eastern side of Westow Street, close to its junction with the A212 Church Road, making up a busy retail and commercial parade.

The property is located within ½ mile of Crystal Palace railway station, which provides a direct rail link to London Bridge and London Victoria.

[Google Street View.](#)

Property

The Postal Order is a mid-terraced two storey building with shop front on the ground floor and full height windows at first floor level.

Floor Areas

The approximate gross internal areas for the whole pub are as follows:

| | | |
|---------------|-------------|----------|
| Ground Floor: | 2,583 sq ft | 240 sq m |
| Basement: | 2,273 sq ft | 211 sq m |
| Total | 4,856 sq ft | 451 sq m |

Tenure

Leasehold

Terms

A new 20-year lease on terms to be agreed.

Rental offers invited.

Planning

The premises benefits from Sui Generis Use.

Rateable Value

The current rateable value is £60,000.

Licensing

There is a Premises Licence in place, with the following opening hours:

| | |
|--------------------|------------------------|
| Monday to Saturday | 12 noon to 12 midnight |
| Sundays | 12 noon to 11pm |

EPC

An EPC has been commission and can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.