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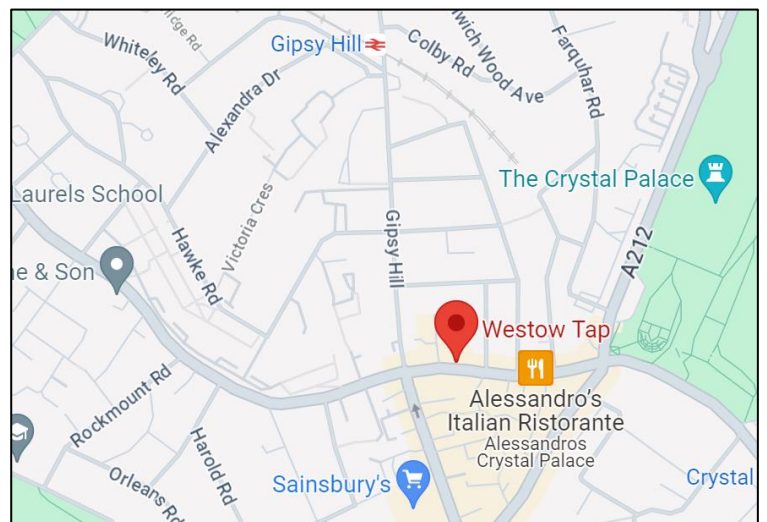
**LONG LEASEHOLD FOR SALE (999 YEARS)  
GROUND FLOOR AND BASEMENT ONLY  
CRYSTAL PALACE, SE19**



The Westow Tap, 23 Westow Hill, Norwood, London SE19 1TQ

## Summary

- Long leasehold
- Prime location on the main licensed circuit
- Ground floor and basement only
- Beer garden
- Potential to increase trading



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

**Long leasehold Offers Invited**

**Paul Tallentyre**  
020 7299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

**Connie Start**  
020 7299 0690  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)





**Location**

The Property is located in Crystal Palace in South-East London on Westow Hill (A214). The property has the benefit of good transport links with Crystal Palace Station 0.5 miles east and Gipsy Hill Station 0.4 miles north of the property. The surrounding occupiers include other licensed operators, retailers and residential dwellings.

[Google Street View](#)

**The Property**

The property is a four storey building of brick construction under a pitched slate roof. The ground floor comprises an open plan trade area, served by a single bar servery. Ancillary accommodation consists of a trade kitchen and customer WCs. To the rear of the ground floor is a beer garden for approximately 80 covers. The basement comprises of cold room and stores. There is potential additional trading/ speakeasy area in the basement.



**Tenure**

Long leasehold

**Terms**

999 years from 7 March 2014 with a peppercorn ground rent.

**Price**

Offers invited.

**Premises Licence**

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

Monday to Thursday	11:00 am to 00:30 am
Friday to Saturday	11:00am to 01.30 am
Sunday	12:00pm to 00:00 am

**Planning**

The property has Sui Generis Consent.

**Rateable Value**

The current rateable value is £36,000.

**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.

