

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

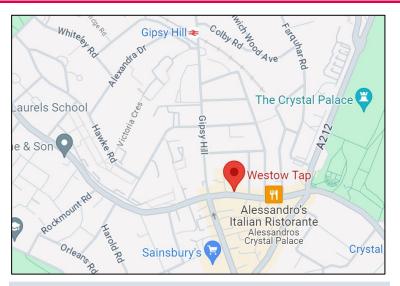


The Westow Tap, 23 Westow Hill, Norwood, London SE19 1TQ

Summary

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

Long leasehold Offers Invited



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

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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 Coffer Lyons.



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