

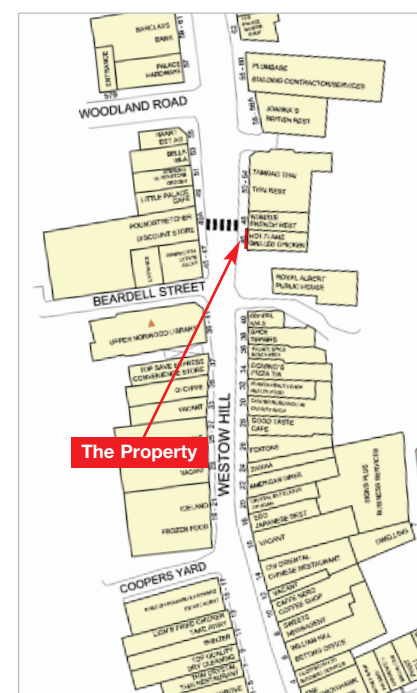
London SE19

46 Westow Hill

SE19 1RX

- **Prominent Virtual Freehold Shop Investment**
- Comprising a shop let on a lease expiring in 2030
- No VAT applicable
- Well situated on Westow Hill adjoining The Royal Albert public house
- Rent Review 2018
- Current Rent Reserved
£25,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. Held on a 2,000 year lease from 24th June 2001 at a peppercorn.

Location

Crystal Palace is a multi-cultural residential suburb of South London situated in the London Borough of Bromley, approximately 8 miles south-east of Central London. Nearby Crystal Palace Rail Station provides rail links to London Bridge and London Victoria. The A23, approximately a mile to the west, provides road links to central London.

The property is situated in a prominent position on the south side of Westow Hill (A214), adjoining the Royal Albert public house.

Occupiers close by include Foxtons, Domino's Pizza, Iceland, KFH, Winkworth, Haart Estate Agents amongst many others.

Description

The property is arranged on basement and ground floor only to provide a ground floor shop with ancillary accommodation in the basement.

The property provides the following accommodation and dimensions:

Gross Frontage	3.75 m	(12' 4")
Net Frontage	3.15 m	(10' 4")
Shop Depth	13.85 m	(45' 5")
Built Depth	16.75 m	(54' 11")
Basement – Not Inspected		

Tenancy

The property is at present let to A BARTILOTTI ESQ (t/a Hot Flame) for a term of 16 years from 2nd July 2014 at a current rent of £25,000 per annum. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants. A rent deposit of £12,500 is held.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.