

London SE19

15-17 Westow Hill

Crystal Palace

SE19 1TQ

- **Attractive Freehold Estate Agency and Ground Rent Investment**
- Popular South East London location
- Shop let on a new lease and trading as Kinleigh Folkard & Hayward
- Lease expiry 2028
- Shop Rent Review 2023
- Total Current Rents Reserved **£75,100 pa**



Tenure
Freehold.

Location
Crystal Palace is an increasingly popular suburb situated about 7 miles south-east of Central London, 2 miles south of Dulwich and 4 miles north of Croydon. The area enjoys good communications being a short distance from the South Circular Road and being served by Overground and Southern Rail services at Crystal Palace Station. The property occupies a prominent site on Westow Hill, an established retailing location on the A214. Occupiers close by include Caffè Nero, Foxtons and Winkworth estate agents, Rush Hair, William Hill, Domino's, Iceland and Poundstretcher, together with a number of bars and restaurants.

Description
The property is arranged on basement, ground and two upper floors to provide an estate agents office on ground floor and basement storage and staff WCs, together with two floors of residential accommodation over (providing four flats), which have been sold on a long lease.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
15-17 Ground Floor	Kinleigh Ltd (1)	Gross Frontage 9.60 m (31' 6") Net Frontage 8.45 m (27' 8") Shop Depth 24.95 m (81' 10") Built Depth 25.30 m (83' 0") Ground Floor 188.00 sq m (2,024 sq ft) Basement 88.35 sq m (951 sq ft) Total 276.35 sq m (2,975 sq ft)	Term of years to expire 29.01.2028 Rent review January 2023 Expiry 2028 FR & I	£75,000 p.a.	Rent Review 2023
15-17 Upper Floors	Deco Design & Build Co Ltd	First and Second Floors – 4 Apartments	150 years from 19.03.2013 FR & I	£100 p.a.	Reversion 2163

(1) For the year ended 31st December 2015 Kinleigh Ltd reported a turnover of £73.5m, a pre-tax profit of £8.6m and a net worth of £17.5m. (Source: Experian 06.2017.)

Total £75,100 p.a.

