



The French House, 72 Westow Hill, London SE19 1SB

### Location

The premises are located within the popular leisure destination, known as the Crystal Palace Triangle, which is made up of Westow Hill, Westow Street and Church Road. Haynes Lane Farmers Market, Crystal Palace Station and Crystal Palace Park are located close by. The area benefits from a large residential catchment, as well as a number of restaurants and local businesses. Nearby operators include Cocktail Embassy, The Exhibition Rooms, Westow House Pub, Ponte Nuovo and numerous other independent and corporate operators. For a better understanding of the location please review the [Google Street View](#)

### Description

The restaurant occupies a double fronted unit in an attractive period property. The premises is fully fitted and arranged over ground floor and basement. We understand the gross approximate areas to be as follows:

Ground Floor	121 sq m	1,300 sq ft
Basement	37 sq m	400 sq ft
<b>Total</b>	<b>158 sq m</b>	<b>1,700 sq ft</b>

### Tenure

The premises are held on a lease from 6 April 2009 for a 16 year term subject to 4 yearly rent reviews. The passing rent is £30,000 per annum exclusive, held inside the L&T 1954 Act.

### Premium

Premium offers invited for the benefit of the lease and the majority of the fixtures and fittings.

### Planning / Licensing

The lease allows for restaurant use (A3). There is a premises licence in place allowing alcohol to be served with food. Details are as follows;

Monday to Sunday	08.00am-22.00pm
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### Further Details

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent  
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