

TO LET

299.7 SQ. M (3227 SQ. FT) GIA APPROX.

5 & 7 HILL RISE, RICHMOND UPON THAMES, SURREY TW10 6UQ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **DOUBLE FRONTED CHARACTER RETAIL PREMISES IN PRIME LOCATION**
- **GROUND FLOOR 160.7 SQ. M (1827 SQ. FT)**
- **BASEMENT 130 SQ. M (1400 SQ. FT)**
- **CONFIDENTIALLY AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

5 & 7 HILL RISE, RICHMOND UPON THAMES TW10 6UQ

LOCATION

The property is located on Hill Rise, close to the junction with Richmond Bridge, Petersham Road and Richmond Hill.

Richmond Odeon is located at the top of the bridge and a number of multiple operators are in close proximity including Costa Coffee, Petit Bateau, Bills Restaurant, Gourmet Burger Kitchen and Knight Frank estate agents. There is also a selection of independent boutiques, cafes and restaurants.

DESCRIPTION

The property comprises a double fronted retail premises with character wooden shop front. There is access from both sides to a large basement with WC and kitchen facilities.

The premises currently operate as Maison, a furniture and interiors showroom and is suitable for any other retail use within Class A1.

ACCOMMODATION

The property has the following approximate gross internal floor areas:-

Ground Floor	169.7 sq. m	1827 sq. ft
Basement	130.0 sq. m	1400 sq. ft
TOTAL	299.7 SQ. M	3227 SQ. FT

Our client may consider dividing the premises into 2 units with further details upon request.

TENURE

Available on a new lease for a term by arrangement.

RENT

£80,000 per annum exclusive

BUSINESS RATES

2017 Rateable Value: £55,000

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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