

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

127.5 sq. m (1372 sq. ft) approx.

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



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FULLY REFURBISHED**
- **CHARACTER RETAIL PREMISES**
- **PRIME LOCATION**
- **LARGE BASEMENT**
- **AVAILABLE ON A NEW LEASE**

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.

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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, Bills Restaurant, Five Guys and Knight Frank estate agents. There is also a section of independent boutiques, cafes and restaurants.

DESCRIPTION

The property comprises a retail premises with character wooden shop front. The property has been fully refurbished to a high standard including laminate floor and inset spot lights.

There is wide wooden staircase to the basement which provides ideal storage/ office or further showroom space and a head height of 2.2m.

There is also a newly fitted WC and kitchenette.

There is access from the basement to street level.

The premises are suitable for retail use within Class A1.

ACCOMMODATION

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

Retail	74 sq. m	796 sq. ft
Basement	53.5 sq. m	576 sq. ft
TOTAL	127.5 SQ. M	1372 SQ. FT

TENURE

Available on a new lease for a term by arrangement.

RENT

Offers in the region of £30,000 per annum exclusive.

BUSINESS RATES

To be re-assessed.

ENERGY PERFORMANCE RATING

Energy Rating: B42

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Joint Sole Agents.

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