

TO LET

53.5 sq. m (576 sq. ft) approx.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

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



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FULLY REFURBISHED BASEMENT PREMISES**
- **PRIME TOWN CENTRE LOCATION**
- **SELF CONTAINED ACCESS**
- **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.

7 HILL RISE, RICHMOND UPON THAMES TW10 6UQ

LOCATION

The property is situated in a prime position on Hill Rise at the top of Richmond Bridge in the heart of the town centre and close to the banks of the River Thames.

Richmond is one of the most desirable locations in West London offering extensive retail outlets and restaurants as well as excellent transport links.

Richmond station is under half a mile providing services direct to London Waterloo and central London via the underground (District Line).

DESCRIPTION

The property comprises the basement of 7 Hill Rise, which benefits from its own independent access from the street and a head height of 2.2m.

The property has been fully refurbished to a high standard to include laminate flooring, spot lights and newly fitted kitchen and WC facilities.

The premises may be suitable for storage or office use (subject to planning).

ACCOMMODATION

The property has an approximate net internal floor area of 53.5 sq. m (576 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£15,000 per annum exclusive

BUSINESS RATES

To be re-assessed.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

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

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