8 HILL RISE RICHMOND

Ground floor 832 sq ft. 1st Floor 405 sq ft. Total 1,237 sq ft



ADDRESS

8 Hill Rise
Richmond
TW10 6UA

DESCRIPTION

Freehold commercial investment for sale

8 Hill Rise is located close to Richmond town centre. Richmond main line station and Underground (District Line) are within easy walking distance. The area is served by numerous bus routes. Easy access is available to the national motorway network via the M3 and A3 respectively.

The accommodation comprises of the entire ground and first floor of the building. The building has been totally refurbished and fitted out to an exceedingly high standard. The property is fully let.

Dated: 14/11/2026

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ



SPECIFICATION

Property Summary

- 2 toilets
- Small outdoor terrace
- Great natural lighting

Investment Summary

- Located in the highly affluent London Borough of Richmond upon Thames
- Ground and first floor commercial building close to Richmond Riverside
- Fully let to Solicitors
- Total income of £45,000 per annum
- Freehold
- Offers sought in the region of £785,000 (Seven Hundred & Eighty Five Thousand Pounds) subject to contract

Tenure	Freehold subject to lease
Price	Offers in the region of £785,000
Rates	RV £27,250
Size	Ground floor 832 sq ft. 1st Floor 405 sq ft. Total 1,237 sq ft

CONTACT

Niall Christian
BSc MRICS
T 0208 332 4591
M 0778 0678 684
E niall.christian@michaelrogers.co.uk

Joshua Thompson
Trainee Surveyor
T 0208 332 4594
M 07701 086242
E joshua.thompson@michaelrogers.co.uk

Dated: 14/11/2026

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ