

## 12B ETON STREET RICHMOND

Ground floor 674 sq ft / 62.64 sq m. Mezzanine 197 sq ft / 18.31 sq m.  
Total 871 sq ft / 80.95 sq m



### ADDRESS

12B Eton Street  
Richmond  
TW9 1EE

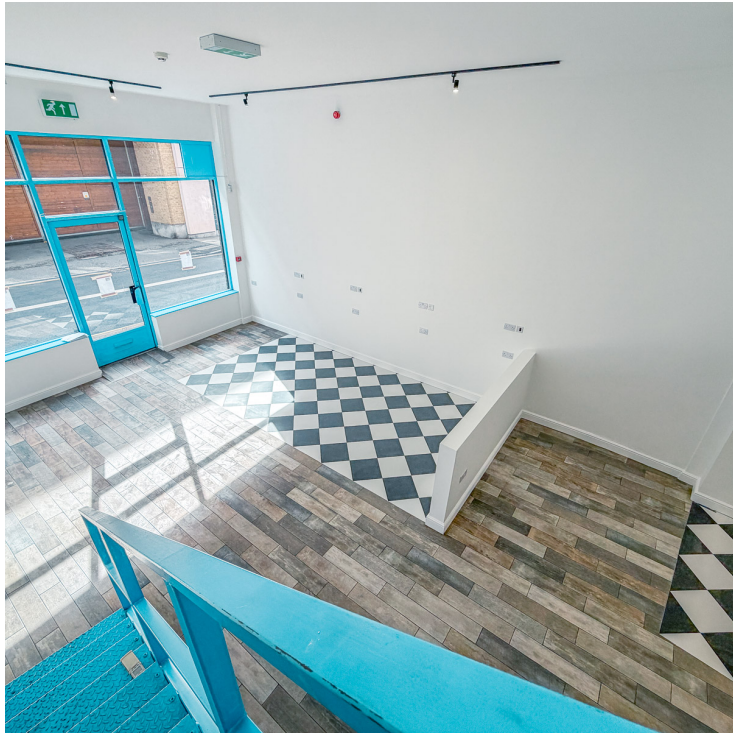
### DESCRIPTION

#### Commercial Unit To Let

The unit is situated on Eton Street, in Richmond's town centre and all its amenities. The town's mainline and underground station is within easy walking distance and provides services on the District Line and trains to London Waterloo ( journey time less than 20 minutes).

12B Eton Street forms part of a terrace of shops and benefits from a large frontage together with an open retail area, kitchen and WC.

Dated: 24/06/2026



## SPECIFICATION

Comfort cooling & heating

LED lighting

Lino flooring

Capped services for kitchenette

WC

Rear storage

High ceiling

Energy Performance Certificate C57

**Tenure** Leasehold

**Rent** £35,000 per annum exclusive

**Rates** RV £32,759. Rates payable £12,510.50 (2026/27)

**Size** Ground floor 674 sq ft / 62.64 sq m.  
Mezzanine 197 sq ft / 18.31 sq m. Total  
871 sq ft / 80.95 sq m

## CONTACT

### Niall Christian

BSc MRICS

**T** 0208 332 4591

**M** 0778 0678 684

**E** niall.christian@michaelrogers.co.uk

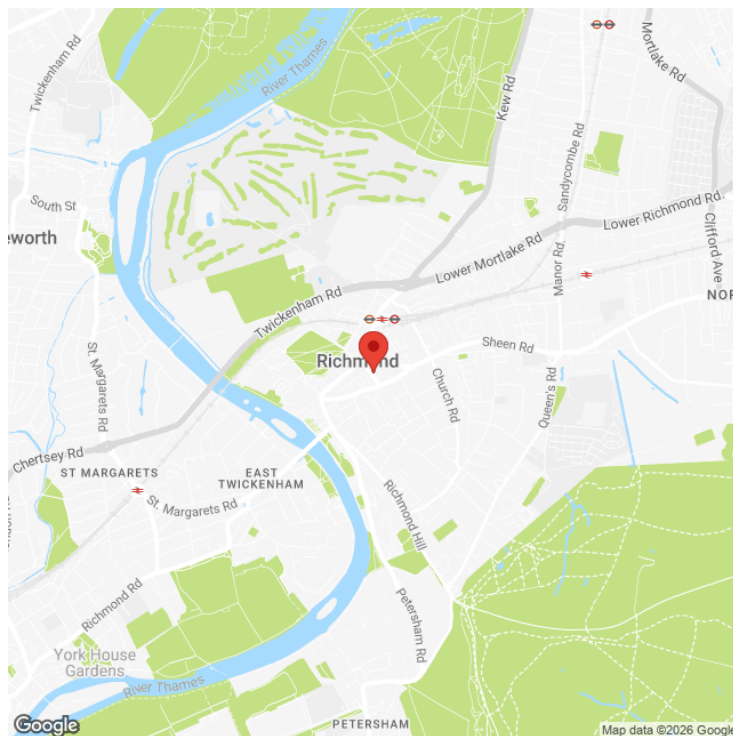
### Joshua Thompson

Trainee Surveyor

**T** 0208 332 4594

**M** 07701 086242

**E** joshua.thompson@michaelrogers.co.uk



Dated: 24/06/2026

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