12 HILL STREET RICHMOND

Basement 150 sq ft / 13.93 sq m. Ground Floor 454 sq ft / 42.20 sq m.
Total 604 sq m / 56.13 sq m



ADDRESS

12 Hill Street
Richmond
TW9 1TN

DESCRIPTION

Commercial Investment For Sale

The subject property occupies a prominent retailing pitch on Hill Street, close to its junction with George Street. The unit is part of a Grade II listed building which has been refurbished by the existing tenant. The accommodation is arranged over basement and ground floor.

Dated: 14/11/2026

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SPECIFICATION

- Located in the highly affluent London Borough of Richmond upon Thames
- Prime area in central Richmond
- Basement and ground floor
- Total income of £40,000 per annum
- 999-year lease. A share of the Freehold may be available
- The flat above is also on the market
- The unit benefits from a WC and kitchen to the rear
- EPC rate of C61

Tenure	The unit is let to IOLLA Richmond Ltd from 01/02/2026 on a full repairing & insuring lease for a term of 10 years, subject to 5 year upward only rent review, a tenant only break after 5 years subject to 6 months prior written notice at £40,000 pa excl. The lease is outside the Landlord & Tenant Act 1954
Price	ORIO £535,000
Service Charge	On application
Rates	RV £23,250. Rates payable £8,881.50
Size	Basement 150 sq ft / 13.93 sq m. Ground Floor 454 sq ft / 42.20 sq m. Total 604 sq m / 56.13 sq m

CONTACT

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Dated: 14/11/2026

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