

RETAIL UNIT TO LET



LOCATION

Situated at the bottom of Hill Rise near to its junction with Bridge Street, the building is close to Richmond town centre which offers a range of amenities including most major retailers, a wide selection of bars, restaurants and leisure facilities. Richmond mainline station and Underground (District Line) are within easy walking distance. The area is well served by numerous bus routes. Heathrow Airport is within close proximity. There is easy access to the national motorway network via the M3 and A3 respectively.

DESCRIPTION & FLOOR AREAS

The accommodation comprises of the entire ground floor and first floor. The unit benefits from two toilets, small outdoor terrace, and great natural lighting. The building will be left as a shell allowing an incoming tenant flexibility with fit out.



The unit has the following approximate net internal area: -

| FLOOR | SQ M | SQ FT |
|-------------|-------|-------|
| Ground | 77.3 | 832 |
| First floor | 37.6 | 405 |
| Total | 114.9 | 1,237 |

TERMS

The unit is available on a new full repairing and insuring lease for a term by arrangement subject to five yearly upward only rent reviews.

RENT

£49,500 per annum exclusive.

USE

Use Class E

EPC

Upon application

BUSINESS RATES

Rateable Value: £27,250

Rates payable: £13,597.75

Applicants are advised to make their own enquiries with the Valuation Office Agency.

INSURANCE

Upon application.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI MONEY LAUNDERING

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 with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.



VIEWING

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020 8332 7788 April 2023

Size: 1,237 Sq. ft. (114.9 Sq. m) Rent: £49,500 per annum

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