

**12 Hill Street
Richmond
TW9 1TN**



COMMERCIAL UNIT

454 Sq ft (42.20 Sq m) approx.

TO LET

020 8332 7788

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.
www.michaelrogers.co.uk**

Location

Richmond upon Thames is one of London's most affluent boroughs, approximately 9 miles (15 km) southwest of central London, 4 miles (6 km) north of Kingston upon Thames, 4 miles (6 km) east of Hounslow 5 miles (8 km) west of Wandsworth.

The town benefits from good road connections, being located approximately 2.5 miles (4 km) to the south of the M4 motorway, accessed via the A307. The town is also adjacent to the A316, which links with Junction 1 of the M3 Motorway approximately 7 miles (11 km) to the southwest, in turn providing access to the M25 Motorway.

Richmond railway station provides a fastest journey time to London Waterloo of 16 minutes and also has direct connections to Reading and Windsor. The town is also served by the Over Line, District Line, of the London Underground. Heathrow Airport is approximately 12 miles (19 km) to the west.

The subject property occupies a prominent retailing pitch on Hill Street close to its junction with George Street, the principal retail thoroughfare for Richmond upon Thames.

Surrounding occupiers include The Ivy Café (directly opposite), Wagamama, Waterstones, Zadig & Voltaire, Five Guys and Odeon Cinema.

Description

The unit is part of a Grade II listed building.

The available unit is arranged over ground floor and benefits from a WC to the rear.

The unit is available in shell condition.

Accommodation

The property provides the following approximate floor areas.

Floor	Sq. Ft	Sq. M
Ground	454	42.20
Total	454	42.20

Business Rates

The property has a rateable value of £31,750 giving rates payable of £15,843.25. Applicants are advised to make there own enquiries with the Valuation Office Agency.

Energy Performance Certificate

The unit has an EPC of C61.

Lease

The property is available on a new full repairing and insuring lease for a term by arrangement, incorporating 5 yearly upward only rent reviews.

Rent

£50,000 per annum exclusive.

Service charge

Upon application.

VAT

The property is elected for VAT.

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.

For further information please contact:

Through Sole Agents, Michael Rogers.

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Subject to Contract
July 2025

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