

**10 Hill Street  
Richmond  
TW9 1TN**



**COMMERCIAL BUILDING**  
**1,189 Sq ft (110.46 Sq m) approx.**  
**TO LET**

**020 8332 7788**  
**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.**  
**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

## Location

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

The town benefits from good road connections, being located approximately 4 km (2.5 miles) 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 11 km (7 miles) 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 Overline, District Line, of the London Underground. Heathrow Airport is approximately 19 km (12 miles) 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 building is a grade II listing building and part of a terrace.

The property is arranged over ground, first and second floors and benefits from a WC and kitchenette at the rear of the ground floor.

The unit is available in shell condition.

## Accommodation

The property provides the following approximate floor areas.

Floor	Sq. Ft	Sq. M
Ground	499	46.36
First	411	38.20
Second	279	25.90
<b>Total</b>	<b>1,189</b>	<b>110.46</b>





### **Business Rates**

The property has a rateable value of £29,750 giving rates payable of £14,845.25.

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

### **Energy Performance Certificate**

The unit has an EPC of C59.

### **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**

£49,500 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  
February 2026

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