FOR SALE



12 HILL STREET, RICHMOND TW9 1TN

Commercial Investment 604 sq ft (56.13 sq m) approx.

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12 HILL STREET, RICHMOND TW9 1TN

Commercial Investment For Sale 594 sq ft (56.13 sq m) approx.

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PRICE | Offers in the region of £535,000

INVESTMENT SUMMARY:

- 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

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, 8km (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 Over Line, 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 unit is part of a Grade II listed building which has been refurbished by the existing tenant.

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



ACCOMMODATION:

The property provides the following approximate floor areas.

Floor	Sq Ft	Sq M
Basement	150	13.93
Ground	454	42.20
TOTAL	**604**	**56.13**

BUSINESS RATES:

The property has a rateable value of £23,250 giving rates payable of £8,881.50.

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

ENERGY PERFORMANCE CERTIFICATE:

The unit has an EPC of C61.

LEASE:

The unit is let to IOLLA Richmond Limited from 1st February 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 option after 5 years subject to 6 months prior written notice, at £40,000 per annum exclusive.

The lease is outside the Landlord & Tenant Act 1954.

Company no. SC830836. https://iolla.com/richmond

SERVICE CHARGE:

Upon application

VAT

The property is elected for VAT.

LEGAL COSTS:

Each party to bear their own legal costs.

ANTI MONEY LAUNDERING:

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For further information please contact:

Through Sole Agents, Michael Rogers LLP

October 2026

RICS Regulated by RICS

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