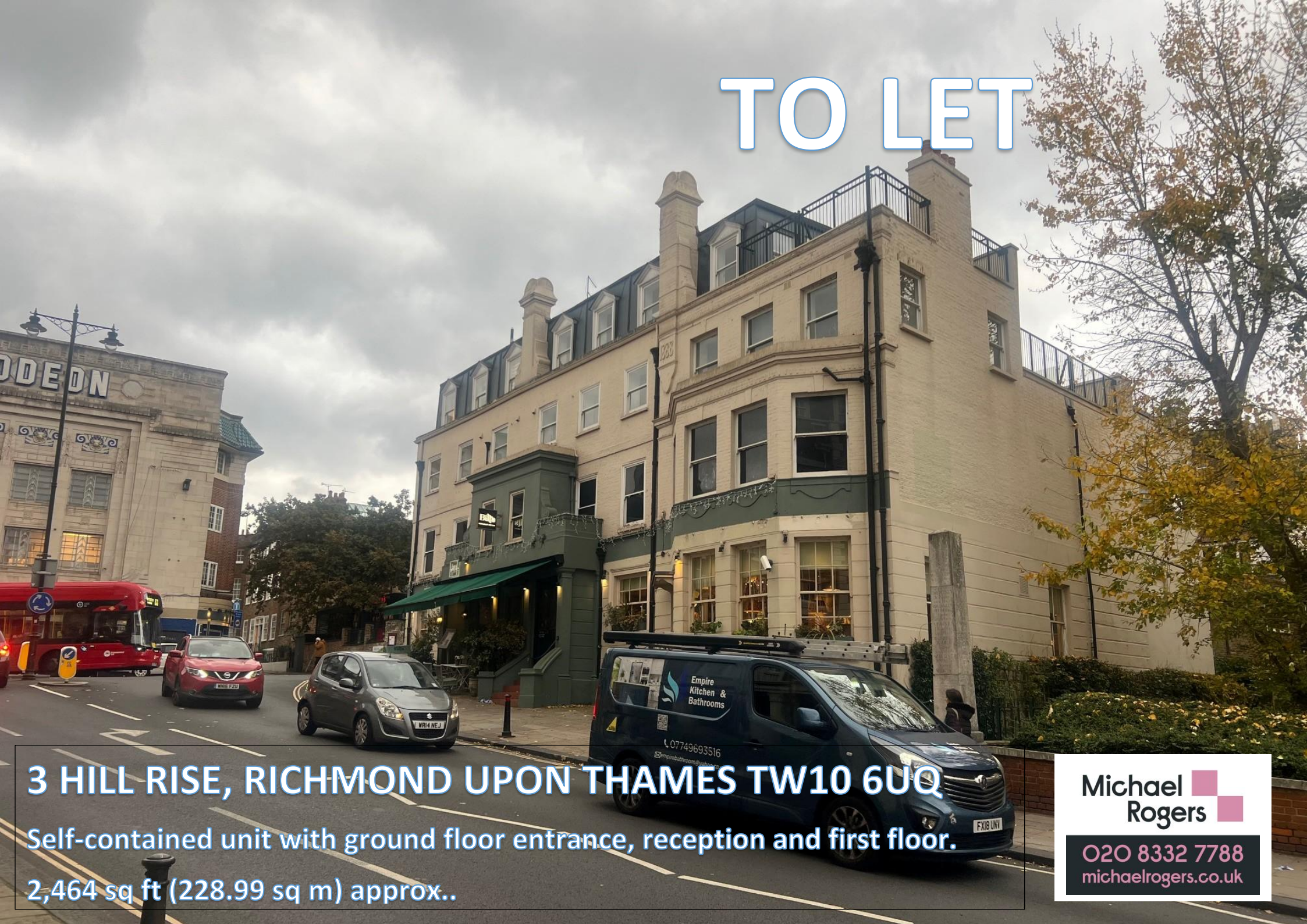


3 HILL RISE, RICHMOND UPON THAMES TW10 6UQ

Self-contained unit with ground floor entrance, reception and first floor.

2,464 sq ft (228.99 sq m) approx..

Michael Rogers
020 8332 7788
michaelrogers.co.uk

3 HILL RISE, RICHMOND UPON THAMES TW10 6UQ

Self-contained unit with ground floor entrance, reception and first floor

Viewing: Niall Christian t : 0208332 7788 m : 07780 678684 e : niall.christian@michaelrogers.co.uk

Josh Thompson t : 0208332 7788 m : 07701 086242 e : joshua.thompson@michaelrogers.co.uk

RENT | Upon Application

LOCATION

Situated at the bottom of Hill Rise overlooking Richmond Bridge, near to its junction with Bridge Street. The self-contained commercial unit 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, overline and Underground services (District Line) are within easy walking distance. The area is well served by numerous bus routes.



DESCRIPTION

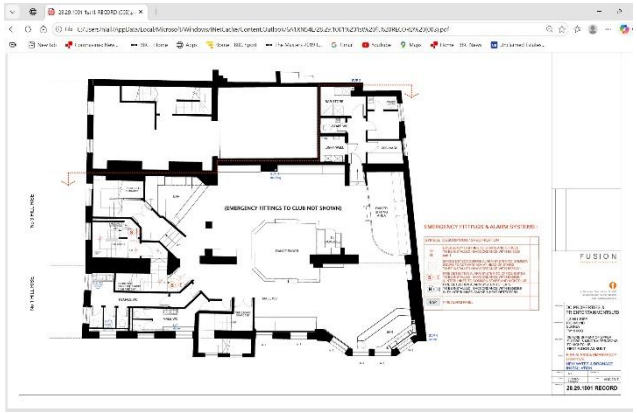
The available accommodation comprises ground floor entrance and reception with first floor commercial accommodation, previously used as a nightclub.

PLANNING

The property has been in use as a nightclub which is sui generis. The club has now been closed for some time. Planning permission will be needed for change of use to E class.

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	403	37.46
First	2,062	191.53
Total	**2,465**	**228.99**



1st Floor

AMENITIES

- River view
- WC
- Kitchenette
- Comfort cooling and heating
- Electric heaters
- Spotlights
- Phone entry system

TERMS

A new full repairing and insuring lease for a term to be agreed.

RATES

The property is listed as night club and premises. This will need to be readdressed depending on use.

We have been advised that the Rateable Value for 2026/2027 is £54,500. At 43.0p this gives rates payable of £23,435 per annum.

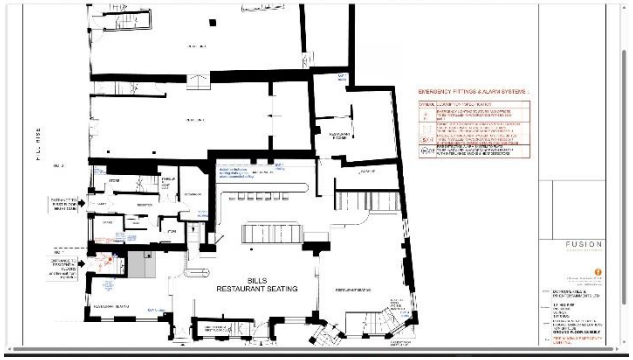
All interested parties are advised to check the rates with the Valuation Office Agency.

EPC

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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.



Ground Floor showing entrance and reception



River view



Entrance

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