

54 HILL STREET, RICHMOND UPON THAMES, TW9 1TW



SUMMARY

- 523 sq ft (48.61 sq m)
- Prominent Retail Unit
- Excellent Town Centre Location
- To Let
- Rent: £45,000 per annum exclusive
- A new lease offered, the terms of which are to be agreed.

AMENITIES

- Air-conditioning
- Double height ceilings
- Excellent natural light
- Generous display frontage
- Rear access
- Wood flooring

LOCATION

Richmond is situated 9 miles South West of Central London and 9 miles East of Heathrow Airport with good links to the M25 / M3 and M4 motorways. Richmond National Rail and Tube Station affords passengers a direct rail service into London Waterloo and offers District and overground services. The property is well positioned at the top of Richmond Bridge, where Hill Street meets Hill Rise. Richmond is home to a number of major retailers and restaurants such as The Ivy, Antipodea and Whilstles, which are all within close proximity.

DESCRIPTION

The premises comprise two floors of superior retail space in the heart of Richmond town centre boasting double height ceilings, excellent light and a generous display frontage. The unit is equipped with air-conditioning and wood floors, with a large full height basement below.

ACCOMMODATION

| FLOOR | SIZE |
|--------------|------------------------------|
| Ground floor | 523 sq ft (48.61 sq m) |
| Basement | 518 sq ft (48.14 sq m) |
| Total | 1,041 sq ft (97 sq m) |

LEASE / TERM

A new lease offered, the terms of which are to be agreed.

RENT

£45,000 per annum exclusive

RATES

The property is listed on the VOA website as having a rateable value of £27,000.

VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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