

## 18 HILL STREET, RICHMOND UPON THAMES, TW9 1TN



### SUMMARY

- 1,095 sq ft (101.77 sq m)
- Good Display Frontage
- Lovely features
- To Let
- Rent: £55,000 per annum
- The premises are available on a new Fully Repairing and Insuring lease, the length of term to be agreed.

### AMENITIES

- Excellent Spot Lighting
- Kitchen
- Quality tiled flooring
- Rear Store
- WC facilities



## 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 subject property is located in the heart of Richmond Town Centre, surrounded by major retailers including The Ivy Café, Whistles and Bills.

## DESCRIPTION

A large well-appointed A1 retail unit in excellent condition, with quality tiled flooring, spot lighting and a good display frontage. Kitchen and WC facilities are located to the rear of the shop.

## ACCOMMODATION

Gross Frontage	-	15 ft	(4.72m)
Net Frontage	-	12 ft	(3.65m)
Building Depth	-	80 ft	(24.4m)
Approx. Area	-	1,095 sq ft	(101.7 sq m)

## LEASE / TERM

The premises are available on a new Fully Repairing and Insuring lease, the length of term to be agreed.

## RENT

£55,000 per annum

## RATES

The premises is listed on the VOA website as having a rateable value of £59,000.

## VAT

## EPC RATING

Upon application

## LEGAL COSTS

Each party will be responsible for their own costs in the

## VIEWING

Viewing strictly by prior appointment with the agent:

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