

8 HILL RISE RICHMOND

Ground floor 832 sq ft. 1st Floor 405 sq ft. Total 1,237 sq ft



ADDRESS

8 Hill Rise
Richmond
TW10 6UA

DESCRIPTION

Freehold commercial investment for sale fully let subject to a full 15 year repairing and insuring lease effective from 2023.

8 Hill Rise is located close to Richmond town centre. Richmond main line station and Underground (District Line) are within easy walking distance. The area is served by numerous bus routes. Easy access is available to the national motorway network via the M3 and A3 respectively.

The accommodation comprises of the entire ground and first floor of the building. The building has been totally refurbished and fitted out to an exceedingly high standard.

Dated: 08/09/2024



SPECIFICATION

Property Summary

- 2 toilets
- Small outdoor terrace
- Great natural lighting

Investment Summary

- Subject to 15 year full repairing and insuring lease from 2023 outside the Landlord and Tenant Act 1954
- Annual rental £45,000
- 5 yearly upward only rent reviews
- 3 month rental deposit and personal guarantee from tenant.
- Property not elected for VAT

Each party to bear their own legal costs

Tenure Freehold subject to lease

Price Offers in the region of £895,000

Rates RV £27,250

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CONTACT

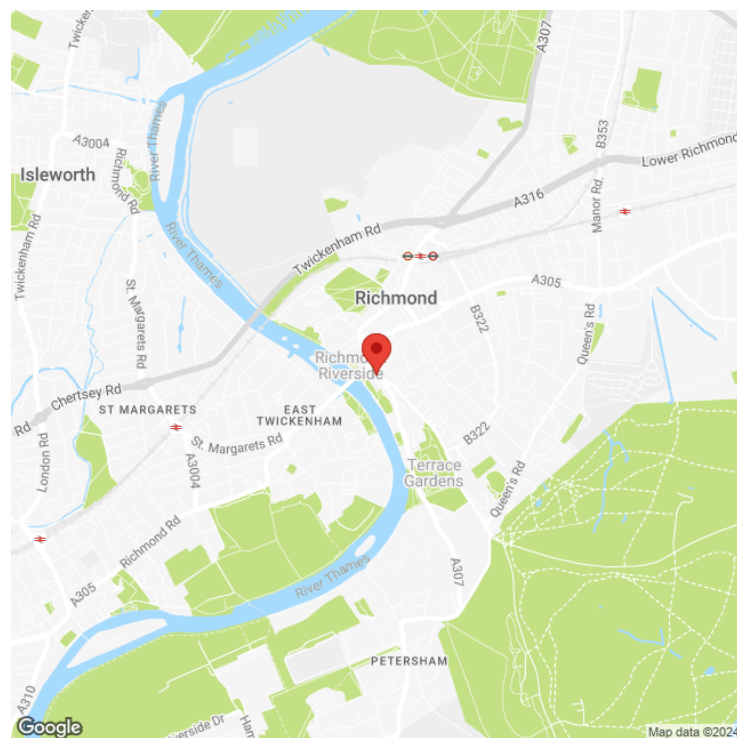
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Dated: 08/09/2024

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