

## RETAIL UNIT TO LET



### LOCATION

Situated at the bottom of Hill Rise near to its junction with Bridge Street, the building 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 and Underground (District Line) are within easy walking distance. The area is well served by numerous bus routes. Heathrow Airport is within close proximity with easy access to the national motorway network via the M3 and A3 respectively.

### DESCRIPTION & FLOOR AREAS

The accommodation comprises of the entire ground floor and basement which has restricted height. The unit has been used as a café and benefits from a WC, immediate outdoor space with additional outdoor space under licence. The property forms part of an attractive Grade II listed building. No extraction is available.



### TERMS

The unit is available on a new full repairing and insuring lease for a term by arrangement subject to five yearly upward only rent reviews.

### RENT

£30,000 per annum exclusive.

### USE

Use Class E

### EPC

Upon application

### BUSINESS RATES

Rateable Value: £19,500

Rates payable £9,730.50

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

### INSURANCE

Insurance is charged to the shop at 12.5% of the premium, which is £928.61 for the 12 months to 31 March 2023

### LEGAL COSTS

Each party to bear their own legal costs.

The unit has the following approximate net internal area: -

FLOOR	SQ M	SQ FT
Ground	36.6	394
Basement	37.6	405
Total	74.2	799



### ANTI MONEY LAUNDERING

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### VIEWING

For further information please contact:

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October 2023

**Size: 799 Sq. ft. (74.2 Sq. m) Rent: £30,000 per annum**

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