

**8 Hill Rise
Richmond
TW10 6UA**



FREEHOLD COMMERCIAL INVESTMENT

FOR SALE

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

INVESTMENT SUMMARY

- Located in the highly affluent London Borough of Richmond upon Thames
- Ground and first floor commercial building close to Richmond riverside
- Fully let to a firm of solicitors
- Total income of £45,000 per annum
- Freehold
- Offers in the region of £895,000 (Eight Hundred & Ninety-Five Thousand Pounds) subject to contract

LOCATION

Richmond is one of the most desirable locations in London to live, work and shop. This highly affluent London Borough is located approximately 8 miles to the west of central London.

Transport links are excellent, Richmond station provides London Underground (District Line), Overground and National Rail services (fastest journey time to London Waterloo – 19 minutes). Both the M3 and M4 motorways are easily accessible, and Heathrow Airport is just 12 miles to the west.

Richmond is an established commercial centre with a host of national and international retailers, numerous bars and restaurants as well as an excellent leisure offering.

SITUATION

The property is situated on the southeast side of Petersham Road, close to its junction with Bridge Street and Hill Street, being close to Richmond town centre. This part of Petersham Road is part of an established commercial area in Richmond. The property is within a conservation area.

DESCRIPTION

The accommodation comprises of the entire ground and first floor. The unit benefits from two toilets, small outdoor terrace and great natural lighting.

The building has been totally refurbished and fitted out by the existing tenant to an exceedingly high standard.



ACCOMMODATION

The property provides the following approximate floor areas:

Floor	Sq M	Sq Ft
Ground	77.3	832
First Floor	37.6	405
TOTAL	114.9	1,237

TENANCY

The ground and first floor are let to a firm of solicitors who hold an effective full repairing and insuring 15-year lease, subject to five yearly upward only rent reviews from 5th September 2023 at £45,000 per annum exclusive. The tenancy is not protected by the Landlord & Tenant Act 1954.

There is a three-month rental deposit and a personal guarantee to be provided by the tenant.

TENURE

Freehold.

VAT

The property is not elected for VAT.

PROPOSAL

We are instructed to seek offers in the region of £895,000 (Eight Hundred & Ninety-Five Thousand Pounds).

LEGAL COSTS

Each part to bear their own legal costs.

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.

For further information please contact:

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Subject to contract
February 2024

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