

8 Hill Rise Richmond TW10 6UA



FREEHOLD COMMERCIAL INVESTMENT

FOR SALE

020 8332 7788

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

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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 Solicitors.
- Total income of £45,000 per annum.
- Freehold.
- Offers sought in the region of £785,000 (Seven Hundred & Eighty-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 eight miles to the east 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 mins). Both the M3 and M4 motorways are easily accessible, and Heathrow Airport is only 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 close to Richmond town centre being situated on the southeast side of Petersham Road near to its junction with Bridge Street and Hill Street. The building is within a conservation area CA5.

Description

The accommodation comprises of the entire ground floor 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 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 and Tenant Act 1954.

There is a 3-month rental deposit and a personal guarantee to be provided by tenant.

Tenure

Freehold.

VAT

The property is not elected for VAT.

Proposal

We are instructed to seek offers in the region of £785,000 (Seven Hundred and Eighty-Five Thousand Pounds)

Legal Costs

Each party 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:

Michael Rogers LLP – 020 8332 7788

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Subject to Contract
February 2024

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