

**7 Hill Street  
Richmond  
TW9 1SX**



**RETAIL UNIT**

**1,541 Sq ft (143.16 Sq m) approx.**

**TO LET**

**020 8332 7788**

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

## Location

The property is situated close to the junction of Hill Street with Red Lion Street and George Street in Richmond's town centre. The town centre offers a variety of retailers and restaurants. The town's mainline and underground station is within easy walking distance, which provides services on the Underground, (District line) Overground and national rail.

## Description

The property was built in the early nineteenth century and the available unit is arranged over ground and lower ground floors.

## Accommodation

The property provides the following approximate floor areas.

Floor	Sq. Ft	Sq. M
Ground	1,134	105.35
Lower ground	407	37.81
<b>Total</b>	<b>1,541</b>	<b>143.16</b>

## Business Rates

The property has a rateable value of £59,500 giving rates payable of £32,487.00. Applicants are advised to make their own enquiries with the Valuation Office Agency.

## Energy Performance Certificate

The unit has an EPC of E118.

## Lease

The property is available on a new full repairing and insuring lease for a term by arrangement, incorporating 5 yearly upward only rent reviews.

## Rent

£125,000 per annum exclusive.

## Service charge

The current service charge is £400 per annum and the current building insurance contribution is £2,700 per annum.

## VAT

The property is elected for VAT.

## 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  
July 2024

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