

# TO LET

62 SQ. M (667 SQ. FT) APPROX.

44 HILL RISE, RICHMOND TW10 6UB

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**020 8977 2204**

- CHARACTER RETAIL PREMISES
- EXCELLENT LOCATION
- NEW LEASE AVAILABLE

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## LOCATION

The property is located in an enviable position on Hill Rise, set amongst a number of independent businesses including a millinery (hat shop), health and well being, estate agents, food outlets and cafes.

Hill Rise joins Petersham Road, Richmond Road and Hill Street at the top of Richmond Bridge and the town centre and Richmond station are in close proximity.

## DESCRIPTION

This beautiful character shop has not been available to lease on the market for approximately 30 years but following a long trading history the previous tenant has just vacated and we are pleased to offer the premises on a new lease.

The premises provide a light, open plan retail area with a ceiling height of approximately 4 metres and large sky light providing excellent natural light, together with spot lights. The shop is currently partitioned to provide a small rear store and WC with a fire exit to the rear.

The wooden shop front with a width of approximately 5 metres provides a unique character and internally the shop benefits from laminate flooring and AC units.

## ACCOMMODATION

The property has an approximate net internal floor area of 62 sq. m (667 sq.ft)

## RENT

£43,000 per annum exclusive.

## BUSINESS RATES

2023 Rateable Value: £34,000

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond.

## ENERGY PERFORMANCE RATING

Energy Rating: D87

A copy of the certificate is available upon request.

## TENURE

Available on a new lease for a term by arrangement.

## VIEWING

Strictly by appointment through Sole Agents.

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**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.