

Richmond Upon Thames

28 Hill Street

Class E Opportunity – Subject to Vacant Possession – Long Leasehold sale may be considered



Location

The subject property is situated on Hill Street, in close proximity to the River Thames, George Street and the former House of Fraser which is currently being redeveloped.

Hill Street hosts a variety of F&B and lifestyle brands, including Bone Daddies, Megan's, The Ivy, Zadig & Voltaire and Space NK – in addition to Scott's and Brindisa who are located by the river.

Demise

The subject property is arranged over ground and basement floors, providing the following approximate Net Internal Area:

Ground Floor	1,106 sq ft	103 sq m
Basement	904 sq ft	84 sq m
Total:	2,010 sq ft	187 sq m

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£75,000 per annum exclusive

Rates

Rateable Value	£71,000
Rates Payable	£36,352 p.a.

Interested parties are advised to make their own enquiries to Richmond Upon Thames Council on 020 8891 1411

EPC

Available upon request.

For further information or to arrange a viewing please contact:

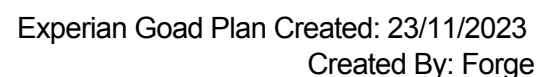
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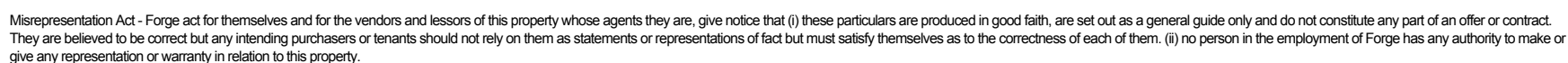
Liam Jones
07990 335016
liam@forge-cp.com

Adam Robinson
07980 576 245
adam@forge-cp.com

Harry Hill
07585 545 068
harry@forge-cp.com



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Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Forge are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms.