



LARGE RETAIL UNIT

3,069 sq ft (285 sq m) approx

TO LET



6 - 8 RICHMOND HILL

RICHMOND • SURREY • TW10 6QX

LOCATION:

The unit is situated in the Richmond Hill Conservation Area, a short distance from Richmond Bridge and close to the town centre. Richmond is an attractive commercial centre providing both rail and tube links to central London and surrounding areas in addition to a number of regular bus services.

Richmond is also well located for access to the major road network with the Twickenham Road (A316) close by providing direct access to central London to the National Motorway Network via the M3 to the West. Heathrow Airport is easily accessible from Richmond Town Centre.

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DESCRIPTION: The accommodation comprises the entire ground floor and basement of an attractive period building, arranged to provide ground floor sales, ancillary storage, WC facilities and a kitchenette.

ACCOMMODATION: The premises are arranged to provide approximately the following floor areas:

ACCOMMODATION	SQ FT	SQ M
Ground Floor Sales	3,069	285
Frontage	22'1"	6.75m
Office, Kitchen	284	26.4
Basement	685	63.6



TERM: The premises are available on a new effective full repairing and insuring lease for a term by arrangement.

RENT: Details upon application.

RATES: We understand that the premises have a rateable value of £37,000. Interested parties should make their own enquiries with the London Borough of Richmond upon Thames on 020 8891 1411.

LEGAL COSTS: Each party to bear their own Legal Costs

VIEWING: Strictly by prior appointment through the **Joint Sole Agents:**



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Michael
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