

CLASS E OPPORTUNITY RICHMOND 17 HILL STREET



Description

Forming part of the prestigious Richmond Riverside, 17 Hill Street provides direct access to the ever growing and diverse leisure and retail offering, in proximity to **Scotts, Brindisa, The Ivy** and **Megans**.

The subject property is located on Hill Street in close proximity to **Knight Frank, Edward James, Ottolenghi, Hagans, Space NK** and **Pasta Evangelists**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors providing the following approximate areas:

Ground Floor	1,329 sq. ft.	(124.46 sq. m.)
Basement	459 sq. ft.	(42.64 sq. m.)
Lower Ground Basement	488 sq. ft.	(45.33 sq. m.)

Lease

The unit is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£90,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £7,000 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£62,500
UBR (26/27)	0.43p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 69. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Subject to vacant possession and strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Frankie Souto **07497 390998**
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Subject to Contract

