

RICHMOND TW9 1SX

3 HILL STREET

PRIME SHOP TO LET

LOCATION

Occupying a prominent and busy trading location at the junction of Hill Street, George Street and Red Lion Street.

Multiple occupiers in the immediate vicinity include **Waterstones, Five Guys, Zizzi, Wagamama** and **The Ivy Cafe**.

An extract from the street plan is attached, upon which the premises has been highlighted.

ACCOMMODATION

Arranged on ground and basement floors (trap door access) and comprising the following approximate dimensions and floor areas:

Gross Frontage	20' 5"	6.2 m
Internal Width (max)	23' 0"	7.0 m
Shop Depth	73' 10"	22.5 m
Built Depth	121' 0"	36.9m
Ground Floor Sales	1,769 sq ft	164.3 sq m
Basement (ancill)	618 sq ft	57.4 sq m

TERMS

A new effectively full repairing and insuring lease is available for a term to be agreed by negotiation but to include upward only rent reviews at 5 yearly intervals. Rental offers are invited, exclusive of rates, service charge and VAT.

EPC

The property has an Energy Performance Assesst rating of D89. A copy of the EPC is available upon request.



RATES

We have been advised that the property has been assessed for rating purposes as follows:

Rateable Value (2026)	£87,500
Standard RHL Multiplier	43.0p
Rates Payable (2026/27)	£37,625

Interested parties should make their own enquiries to verify this information.

AML

Anti-money laundering legislation requires us to verify the identity of all/any proposed purchasers and/or tenants once a sale or letting has been agreed. We will confirm what information is required to satisfy this legislation once Heads of Terms have been agreed.

VIEWING

For further information or arrangement to inspect, please contact the sole agent:

Tim Hance

020 7908 7031

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SUBJECT TO CONTRACT



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Plotted Scale - 1:1,000

Misrepresentation Act

Harmer Ray Hoffbrand LLP for themselves and for the vendors / lessors of the property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT rates and other outgoings.

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