

# FOR SALE

## FREEHOLD INVESTMENT



 **8 Hill Rise, Richmond, Surrey TW10 6UA**

Price **£785,000**



Property Type

**COMMERCIAL PROPERTY**



Size

**1,237 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**RICHMOND**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



YES

### Local Train Stations



Landing Stage (0.1 miles)  
St. Helena Pier (0.2 miles)  
Richmond (0.4 miles)

### Local Amenities



Richmond High Street (0.1 miles)  
Richmond Green (0.3 miles)  
Richmond Park (1 mile)

### VAT Applicable



NO

### Rateable Value

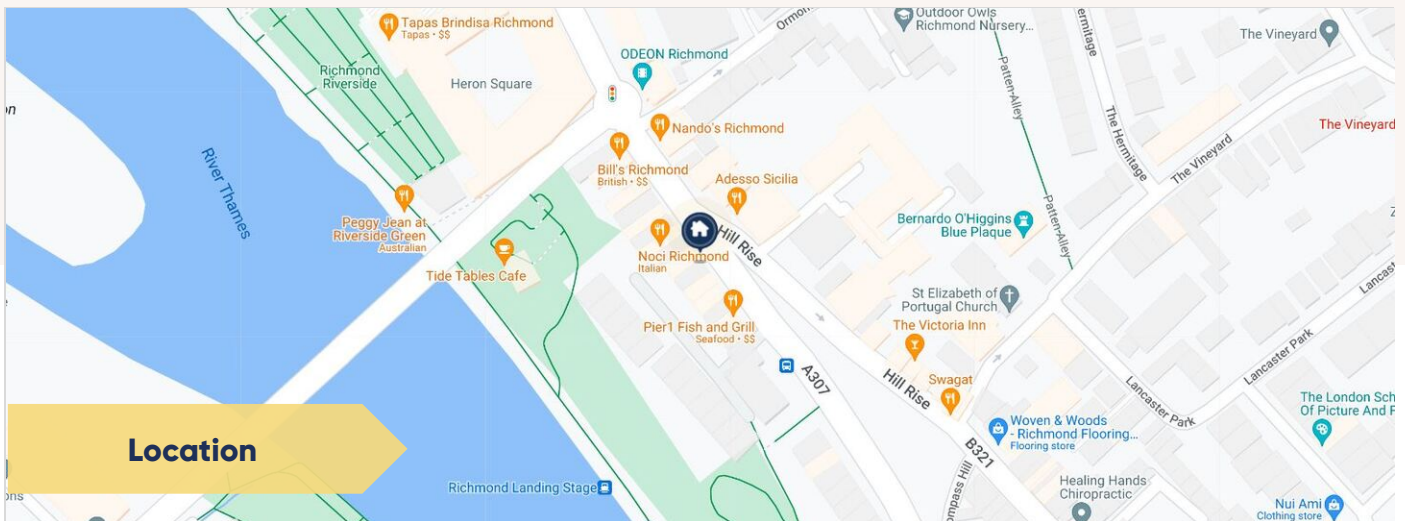


£27,250

### EPC



C



### Location



## Additional Information

This two storey property is located in Richmond Town Centre.

It is of freehold tenure and has been recently refurbished to a high standard.

The unit comprises office, toilet and storage space both on the ground and first floor.

There is also a small outdoor terrace on the first floor.

It is fully let on a 15 year lease to a solicitor firm at £45,000 PA.



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