

# 15-17 HILL RISE

Richmond, TW10 6UQ



## Key Highlights

- New lease available
- Restaurant situated over ground and basement extending to 354 sq m (3,815 sq ft)
- Rental offers invited
- Three apartments at first, second and third floor with separate access from Hill Rise
- Additional income of £45,000 per annum from the apartments

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## Location

The premises, which most recently traded as Gourmet Burger Kitchen, is located in south west London in the Borough of Richmond a short distance from the River Thames, the 2,500 acre Richmond Park, Royal Botanic Gardens and Kew Palace.

The property is situated at the intersection between Hill Rise and Petersham Road in the centre of Richmond with surrounding occupiers including Bills, Be at One, Nando's, Costa Coffee, the Ivy Café and Pitcher and Piano.

## Description

The property comprises a four storey mid terraced building, above basement, of painted rendered elevations beneath a mansard roof.

## Accommodation

### Ground Floor

At ground floor level the premises were previously laid out to provide an open plan trading area with a bar servery to the left of the main entrance and trade kitchen to the rear along with seating on loose tables, chairs and fixed bench seating for 84 covers. A disabled toilet is located opposite the bar servery.

### Basement

At basement level are ladies and gentlemen's toilets, a number of storage rooms, manager's office, staff changing rooms and toilets.

### Upper Floors

The upper floors benefit from a separate entrance from Hill Rise and comprise three one bed apartments arranged over first, second and third floors.

## Approximate Floor Areas

We have not physically measured the property but understand the gross internal floor areas are as follows:

FLOOR	SQ M	SQ FT
Ground	235.1	2,531
Basement	119.3	1,284
<b>TOTAL</b>	<b>354.4</b>	<b>3,815</b>

## Tenure

Rental offers are invited for a new lease of the entire property. Alternatively a new lease of the ground and basement may be considered.

The three apartments at first, second and third floors are let on separate Assured Shorthold Tenancies and produce a combined annual income of £45,000.

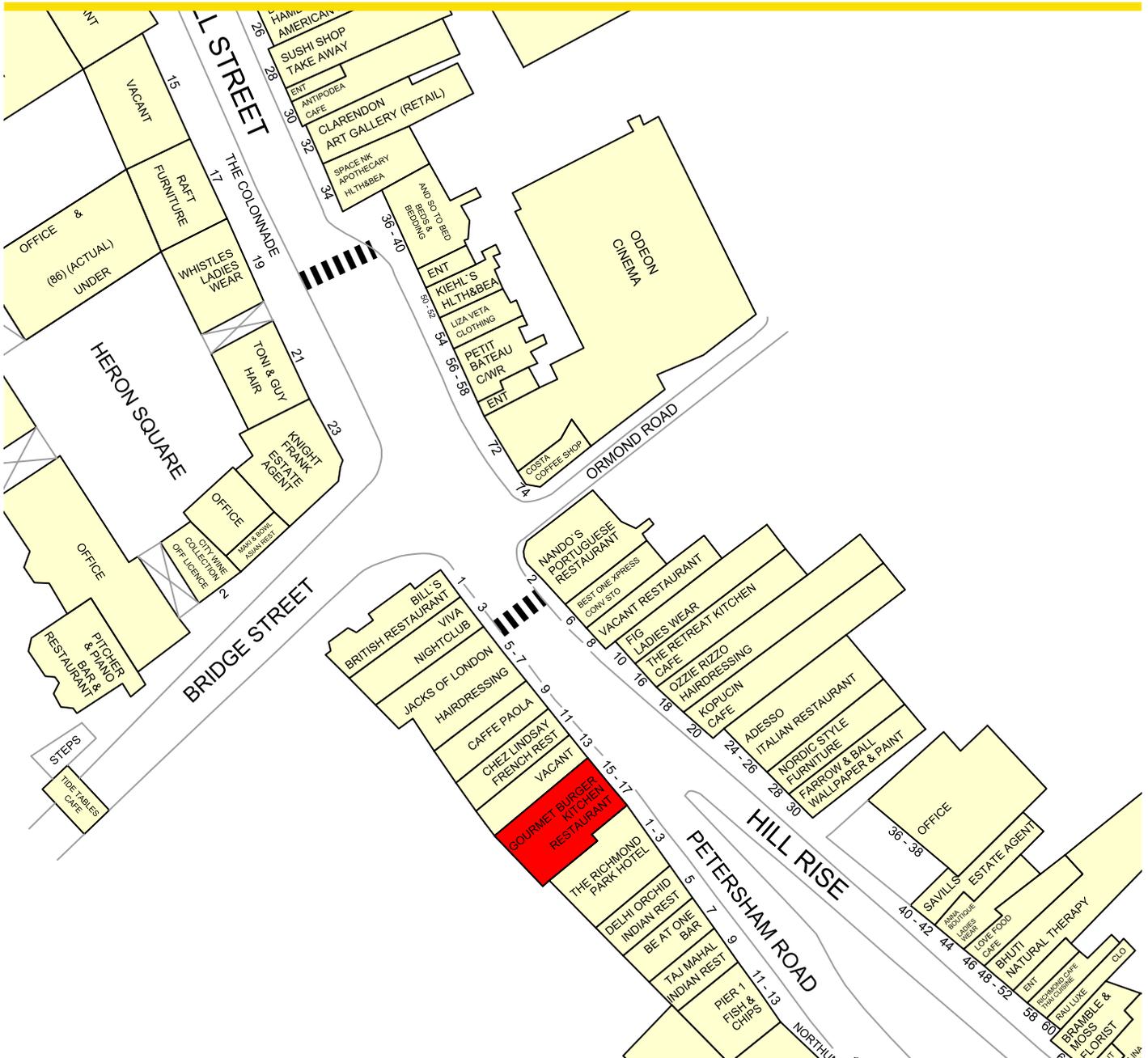
## Rateable Value

The ground and basement of the subject property is entered in the 2017 Rating List with a Rateable Value of £101,000. The National Multiplier for England and Wales for 2020/21 is £0.512. The first, second and third floors have a council tax band D.

## Planning

The property is not listed but is situated within the Richmond Hill Conservation Area.

The lease permits the use of the ground and basement as a restaurant (Class E) and the first, second and third floors as residential premises (Class C3).



## Premises Licence

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises are permitted to sell alcohol at the following times:

- Monday to Saturday: 11:00 to 00:00
- Sunday: 12:00 to 23:30

## Fixtures & Fittings

The fixtures and fittings are excluded from the sale.

## EPC

An EPC is in the course of preparation.

## VAT

All figures quoted are exclusive of VAT.

## Viewings

All viewings must be arranged by prior appointment through the sole selling agents Savills.

## Contact

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