



19 Friars Stile Road, Richmond, TW10 6NH



HAY HILL
— Leisure —

HAY HILL
L E I S U R E

To request a viewing please call:
George Hamblett on 07766 234 955
Michael Macpherson MRICS on 07821 130 877

Term: Lease assignment expiring October 2030

Rent: £25,000pa

Size: 559 sq. ft.



19 Friars Stile Road, Richmond, TW10 6NH

LOCATION:

Located on one of Richmond's most desirable and well-connected addresses, 19 Friars Stile Road offers high-quality commercial accommodation in a tightly held market. The property presents an excellent opportunity for occupiers seeking a prestigious business address combined with practical, adaptable space suited to a variety of commercial uses.

Richmond is widely regarded as one of South West London's premier business locations, offering an exceptional balance of commercial credibility, lifestyle amenities, and transport connectivity. Friars Stile Road provides a discreet yet central setting, benefiting from close proximity to Richmond town centre, key transport links, and established business hubs, while maintaining a professional and private environment ideal for occupiers looking to enhance their corporate presence.

DESCRIPTION:

Arranged entirely over the ground floor, La Luna di Luca has been carefully fitted to support both seamless service and an inviting guest experience. The restaurant features a fully fitted bar, positioned to anchor the space and create a natural focal point for the dining area, with customer toilets discreetly located to maintain comfort without disrupting the flow of the interior.

To the rear, a fully fitted commercial kitchen is equipped with professional extraction and a dedicated pizza oven, making the premises well suited for a range of catering concepts.

To the front of the property, the restaurant benefits from a large pavement seating area, enhancing its visibility and al fresco offering. Additionally, there is an optional lock-up/garage to the rear, currently used for extra storage. This lock-up is held on a separate lease and is available at an additional cost on top of the rent.

TERMS:

Term: Lease expiring 25th of October 2030 (within the L&T Act 1954)

Rent: £25,000 per annum

Pavement licence: £2,050 per annum

Service Charge: c.£222 per quarter

Optional lockup/garage: £3,000 per annum

Rateable Value: £23,750 (Future rateable value from 1 April 2026)

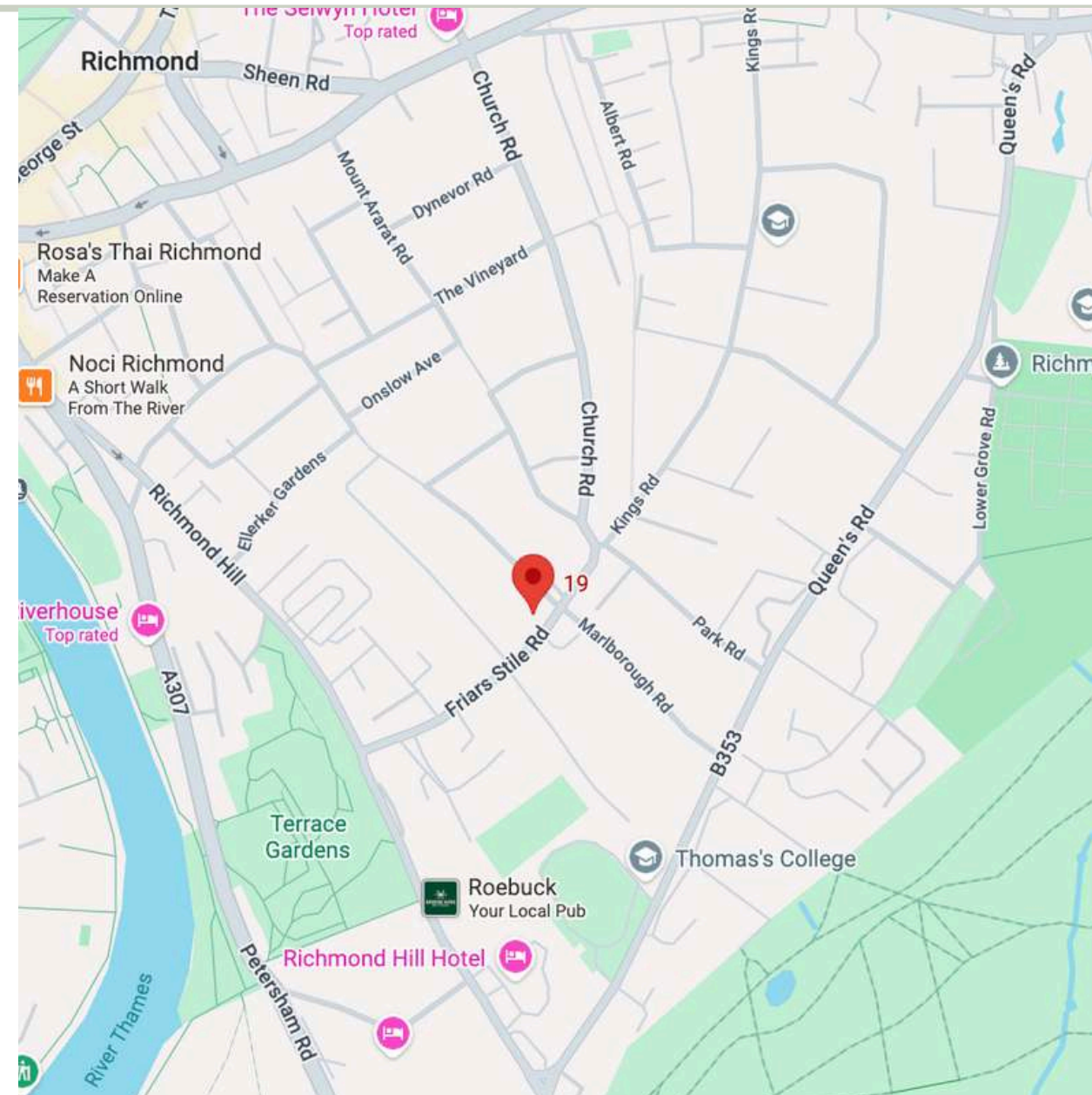
Rates Payable: £11,851 per annum

Premium: Upon application

Premises Licence: Mon-Sun: 12:00-23:00

Size:

- Ground floor: 559 sq. ft. (excluding large outside seating area on pavement)



Contact Us:

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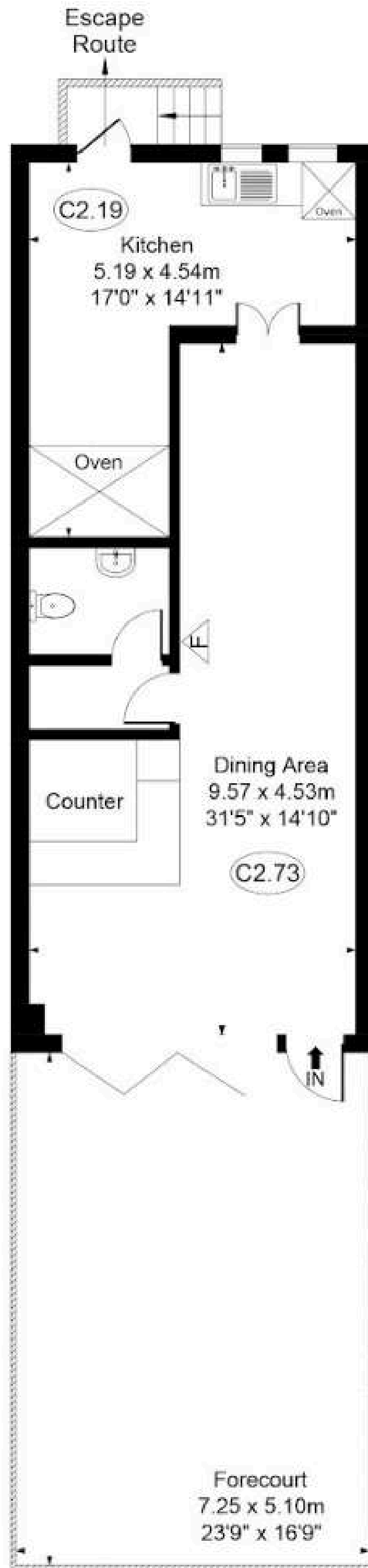
HAY HILL

LEISURE

Disclaimer: These particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.







Key:

Ⓒ = Ceiling Height

△ = Fire Extinguisher
(1 Water & 1 Foam)

Scale: 1:100

Ground Floor