

HAIRDRESSING BUSINESS LEASE FOR SALE



FAIRFAX ROAD, SWISS COTTAGE NW6 1230 SQ FT (114.26 SQ M)

Location: Situated on Fairfax Road amongst good quality retailers and restaurants. Fairfax Road is just off Finchley Road (A41). Swiss Cottage and Finchley Road Underground Stations (Jubilee/Metropolitan Lines) are within 2 minutes walk and South Hampstead British Rail Station is a short walk away.

Description: Comprising fully fitted premises arranged over ground floor and basement and trading as a hair and beauty salon. The premises offer a good opportunity for either an existing business looking to expand or for a new business setting up for the first time. *Full further details available upon request.

Areas:

<u>Ground Floor</u>	
Gross frontage	17'
Internal width	15'9"
Depth	49'
Total ground floor area	741 sq ft
<u>Basement</u>	
Total area	489 sq ft

Lease: Held on a 20 year FRI Lease expiring 17th November 2012 at £28,000 pa.

Terms: A premium of £34,995 is sought for the goodwill, fixtures, fittings and equipment.

Service Charge: Approximately £730 pa.

Buildings Insurance: £900 pa approximately.

Business Rates: London Borough of Camden. Rateable Value £23,750. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only via Sole Agents
Claridges Commercial – 0845 205 0007**