

HAIRDRESSING BUSINESS LEASE FOR SALE



KILBURN HIGH ROAD, LONDON NW6 469.69 SQ FT (43.64 SQ M)

Location: Situated on Kilburn High Road virtually opposite the Tricycle Theatre.

Description: Comprising a fully fitted hairdressers with separate male and female sections, plus a beauty treatment room. There are 4 stylist areas, reception, ceramic tiling wash area and fluorescent lighting.

We are offering this as a going concern and it would ideally suit an existing stylist with clientele.

Areas: Salon
9.20 m deep x 4.00 m wide

Beauty Room
2.95 m deep x 2.32 m wide

Total area 43.64 sq m (469.69 sq ft)

Lease: Held on a 20 year Lease with 5 yearly rent reviews from November 2008 at £15,000 pa.

Terms: £25,000 is sought for the goodwill, fixtures, fittings and equipment.

Business Rates: London Borough of Camden. Rateable Value £10,750 pa. Rates Payable approx £4,450.50 for 2010/2011. 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: **Strictly by appointment only**
Via Sole Agents Claridges Commercial – 0845 205 0007