



Churchill & Mathesons

Finchley Road, London, NW3 6BP

Offers In The Region Of £550,000 Leasehold



KEY FEATURES:

- Prime Location
- Excellent Footfall
- Close to Transport Links
- Established Treatment Spa
- Turnkey Solution
- Established Client Base
- Rent: £26,000 per year
- Premium: £250,000
- Fixtures and Fittings Included EXCEPT MACHINES
- 10 Years Remaining

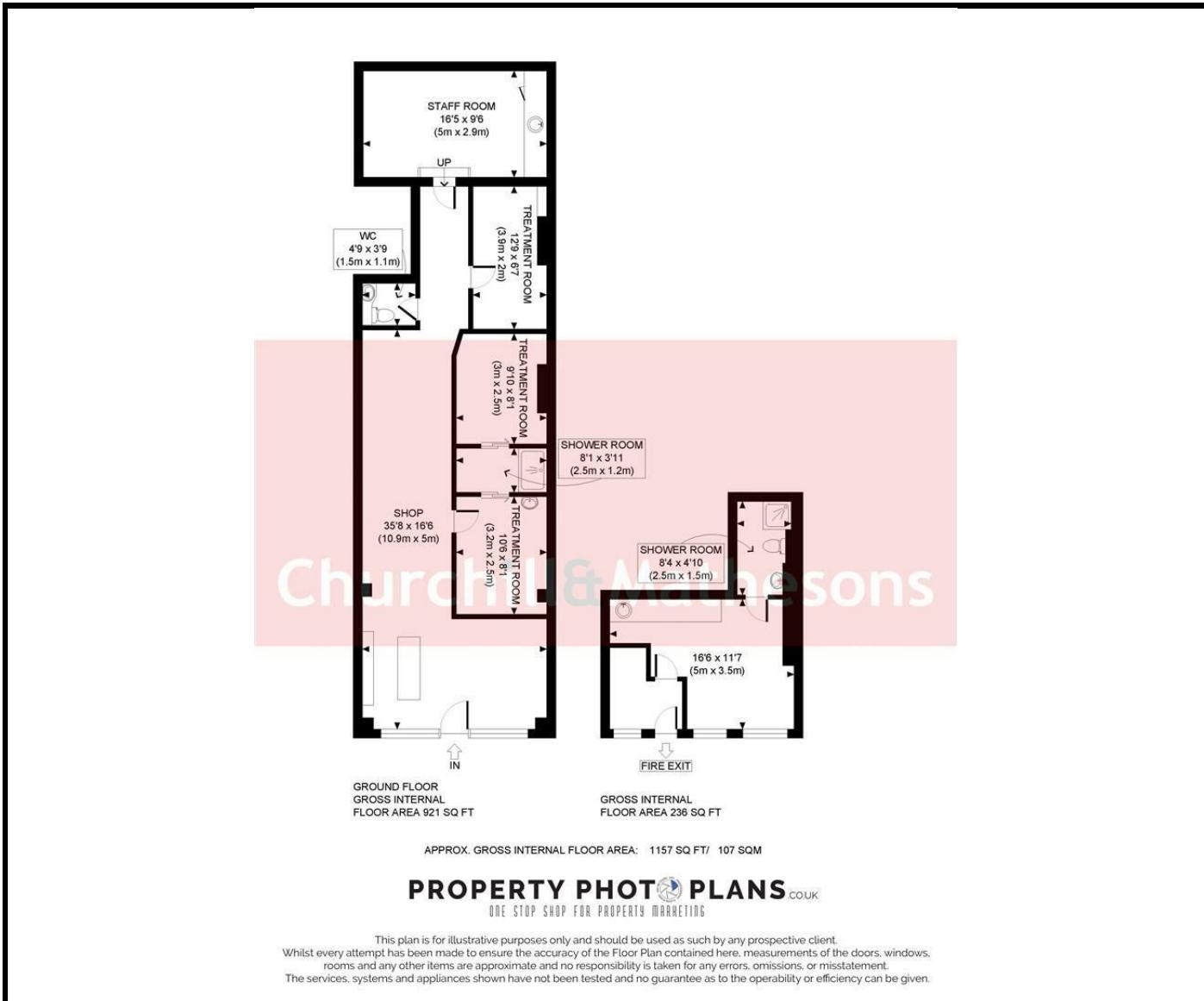
Welcome to this exquisite treatment spa located in the vibrant area of Finchley Road. With its prime location and thriving community, this property offers a fantastic opportunity for entrepreneurs in the wellness and beauty industry. Currently operating as a successful treatment spa, it presents a turnkey solution for aspiring business owners seeking to establish themselves in this popular neighbourhood.

The spa boasts a stylish and inviting storefront, creating an immediate sense of tranquillity for clients. The tastefully designed interior showcases a blend of contemporary aesthetics and serene ambiance, making it the ideal space for various treatments and therapies. The property features three treatment rooms, each equipped with state-of-the-art facilities to ensure utmost comfort and relaxation.

Situated in the heart of Finchley Road, this property benefits from excellent footfall and high visibility. The surrounding area is a bustling hub of activity, with a diverse mix of residential, commercial, and retail establishments, ensuring a constant flow of potential clients. The convenient access to public transportation, including Finchley Road Tube Station, further enhances the property's accessibility.

The offered rent for this prime location is £26,000 per year and a premium of £250,000 for the transfer of the lease (until September 2033) and existing business. This premium reflects the established client base, the excellent reputation of the spa, all fixtures and fittings, EXCEPT machinery.

Arrange a viewing today to witness the potential of this remarkable space first-hand.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 5mm. A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.