



Golders Green Road, Golders Green, NW11

To Let £27,000 Per Annum | 7 Rooms | 1 Bath

MAPESBURY

To Let £27,000

Per Annum

- Beauty Salon For Sale
- 7 Rooms | 1 Bathroom | 2 WC
- Ground Floor + Basement
- Rent £27,000 per annum
- Lease Length 10 years
- Prominent High Street
- Excellent connectivity
- Close to Golders Green Station
- Goodwill £100,000
- Available Now

A Unique opportunity to acquire 'Galaxy Beauty Centre', a prominent Beauty Clinic in the highly coveted Golders Green with assignment of lease. This spacious turn-key retail unit comprises of 7 rooms including the main salon and presented over 2 floors.

The property is demised by a large open plan salon upon entrance with hair dressing section and nail bar, leading onto 3 further beauty treatment rooms including which also includes a tanning machine, a fully tiled client shower room, 2 separate WC's. There is also a basement which comprises of 3 rooms including a reception.

The retail unit is located within close proximity to Golder Green Station offering the Northern Line for fast access into and around Central London. Golders Green Coach Station is close by and there are also excellent bus links including the 83, 183, 210, 240, N5, N83, H2 and H3.

Size: 1173 Sq Ft Approximately (109 Sq M)

EPC: 67

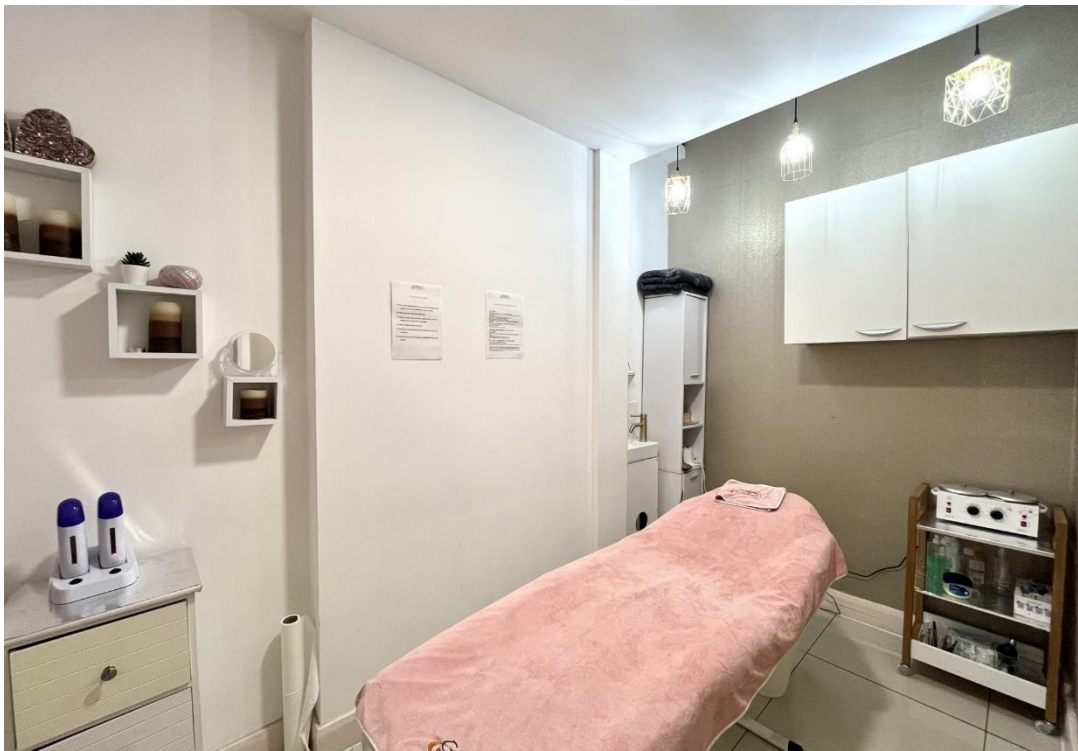
Legal costs £5000 assignment of lease

Professional Agent Fee of £1500+VAT applies

Profit: £100,000 + £15,000 cash sales

All viewings strictly via prior appointment with Mapesbury.





Energy Efficiency Rating

Very energy efficient - lower running costs

A+

.....net zero CO₂ emissions

0 - 25

A

26 - 50

B

51 - 75

C

76 - 100

D

101 - 125

E

126 - 150

F

Over 150

G

Not energy efficient - higher running costs

67

This is how energy efficient the building is

England, Scotland & Wales

EU Directive
2002/91/EC



MAPESBURY

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