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London Properties



East Hill, Wandsworth, London

London Properties are pleased to offer to the market this well-established beauty and laser aesthetic clinic located East Hill, Wandsworth, surrounded by a wealth of complimentary shops and businesses, providing ample footfall and new clientele. The area has ample bus, train and tube stations close by. Upon entrance of the salon is the main service area comprising of; Reception area, 2 separate beauty rooms, The rooms are fully kitted out to suit the trade, with ample storage and beauty beds. To the rear of the premises is the staff kitchen, WC and storage room. Internal viewings are highly recommended through London Properties by appointment only.

£24,950 Business, Lease, Fixture & Fittings



Harrow Weald Branch Tel: 020 8861 4615

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Proprietor: Mukesh B. Mehta



ADDITIONAL PHOTOGRAPHS



London Properties on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.



East Hill, Wandsworth, London, SW18 2QD

LOCATION:	The premises is located on East Hill, Wandsworth, surrounded by a wealth of complimentary shops and businesses, providing ample footfall and new clientele. The area has ample bus, train and tube stations close by. There is a car park at the rear of the shop and further car parking facilities within the proximity.
DESCRIPTION:	Upon entrance of the salon is the main service area comprising of; Reception area, 2 separate beauty rooms, The rooms are fully kitted out to suit the trade, with ample storage and beauty beds., To the rear of the premises is the staff kitchen, WC and storage room., Security - The premises is secured with an alarm system., The equipment included in the sale comprises of; Mirrors, 2 beauty beds, Trolleys and storage systems, Waiting area chairs, Retail cabinet, Reception desk
USES:	Class E & the old A1/A2
PREMIUM:	£24,950 Guide price for the benefit of the lease, fixtures, fittings and goodwill
RENTAL:	£11, 000 per annum
TERMS:	We are advised that the business is being sold on a leasehold basis, with 3 years remaining on the current 7-year lease
BUSINESS RATES:	Interested parties are advised to make their own enquiries to the local authority
SIZE:	Approximately 1044 sq ft
OPENING HOURS:	Tuesday - Saturday 10:00 a.m till 6:00 p.m & Sunday & Monday Closed
STAFF:	Owner managed with 2 staff
TURNOVER:	Current turnover in excess of £65,000 per annum



LEGAL COST:	To be confirmed
ENERGY PERFORMANCE CERTIFICATE:	Energy Performance Asset Rating is 69- C Rating. C copy of this property's energy performance certificate is available on request
LOCAL AUTHORITY:	Wandsworth
REFERENCE CHARGE:	London Properties charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is nonrefundable after the references have been taken up, whether they are accepted or not by the Landlord.
HOLDING DEPOSIT:	A holding deposit will be required to secure the property the deposit will buy a period of exclusivity and will be held in the London Properties client account
FIXTURES & FITTINGS:	Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition
AGENT NOTE:	London Properties for themselves for Lessors, Vendors and their agents, give notice that:- <ol style="list-style-type: none">1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.2. These details do not constitute any part of an offer or contract.3. All statements or details contained within these particulars are without any responsibility on any part, to London Properties.4. All rent prices, fees and charges are quoted exclusive of VAT
VIEWINGS:	Through London Properties by appointment only

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MAILING LIST:

We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.

DETAILS BY E-MAIL:

We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: info@london-properties.co.uk

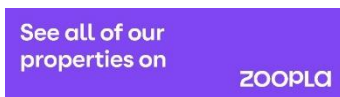
FREE VALUATIONS & MARKETING ADVICE:

We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on: **020 8861 4615**

Written quotations are available on request. Please contact this office.

REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

For your FREE, No-obligation lettings or sales valuation, Please call 020 8861 4615



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