



So Beautiful Hair Salon

6 Salters Road, Gosforth, Newcastle upon Tyne NE3 1DJ

- Hair & Beauty Salon
- Barbers & Beauty Rooms Sublet
- Income from Sublets & Chair Rentals circa £72,000* p/a
- Presented to a High Standard
- New Lease Terms Available
- Rent £40,000 per annum

Price: £50,000 Leasehold

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Location

The property is located on the corner of Elsdon Road and Salters Road a very busy road in the Newcastle City suburb of Gosforth which is an affluent and heavily populated area. The main centre is a bustling commercial environment with a range of shops, offices, banks, restaurants, public houses etc. There is ample pay and display parking to the rear.

Description

We are delighted to offer to the market this business consisting So Beautiful Hair Salon, a hair and beauty salon over seen by our vendor who rents out individual chairs to stylists and rooms to beauty therapists.

There is also a barbers that our client currently sublet to Banfi barbers and another unit that is currently vacant but was formerly let at £15,600 per annum, the unit currently has interest and we expect it to be occupied shortly.

Unit	Tenant	Rental Income
1	Banfi Barbers	£15,600
2	Salon Sub Lets Chairs	£41,088
3	Vacant	*Advertised £15,600

(The figures for the salon can fluctuate depending on how many chairs are rented out at any one point)

Tenure

Leasehold – Our client currently has a lease for all 3 units, a new lease would be agreed with the landlord upon purchase.

Price

£50,000 plus stock at valuation

Rent

£40,000 per annum

Viewing

Strictly by appointment through this office.

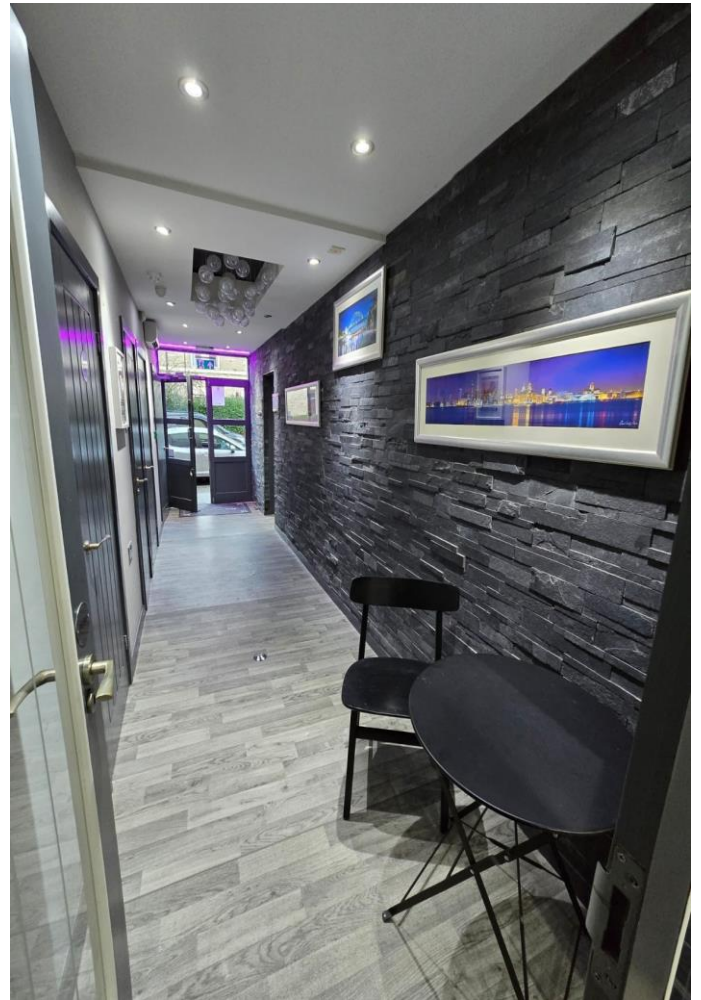
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I153 (Version 1)

Prepared: 15th January 2025

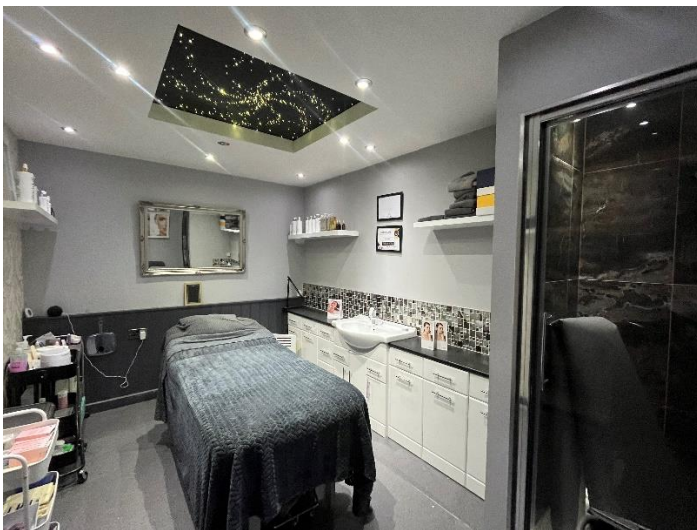
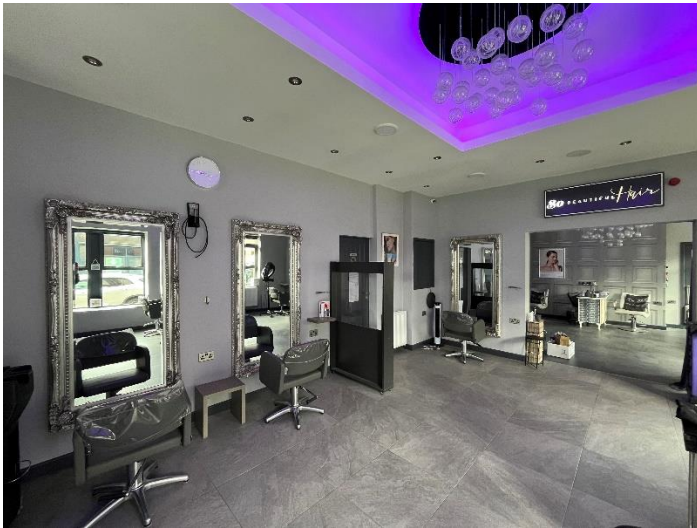
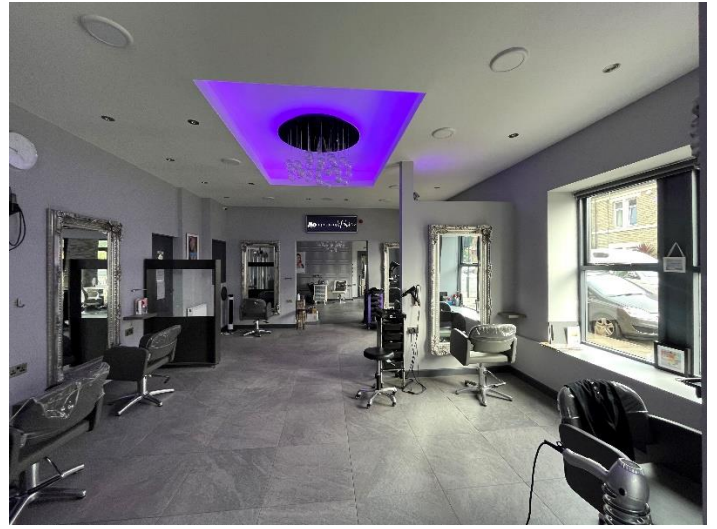
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