



## 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
- Presented to a High Standard
- New Lease Terms Available
- Rent £40,000 per annum

**Price on Application**

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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 sublets to Banfi barbers, the remaining unit is currently vacant.

| Unit | Tenant                | Rental Income |
|------|-----------------------|---------------|
| 1    | Banfi Barbers         | POA           |
| 2    | Salon Sub Lets Chairs | POA           |
| 3    | Vacant                | POA           |

## Tenure

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

## Price

Price on application

## Rent

£40,000 per annum

## Viewing

Strictly by appointment through this office.

## Important Notice

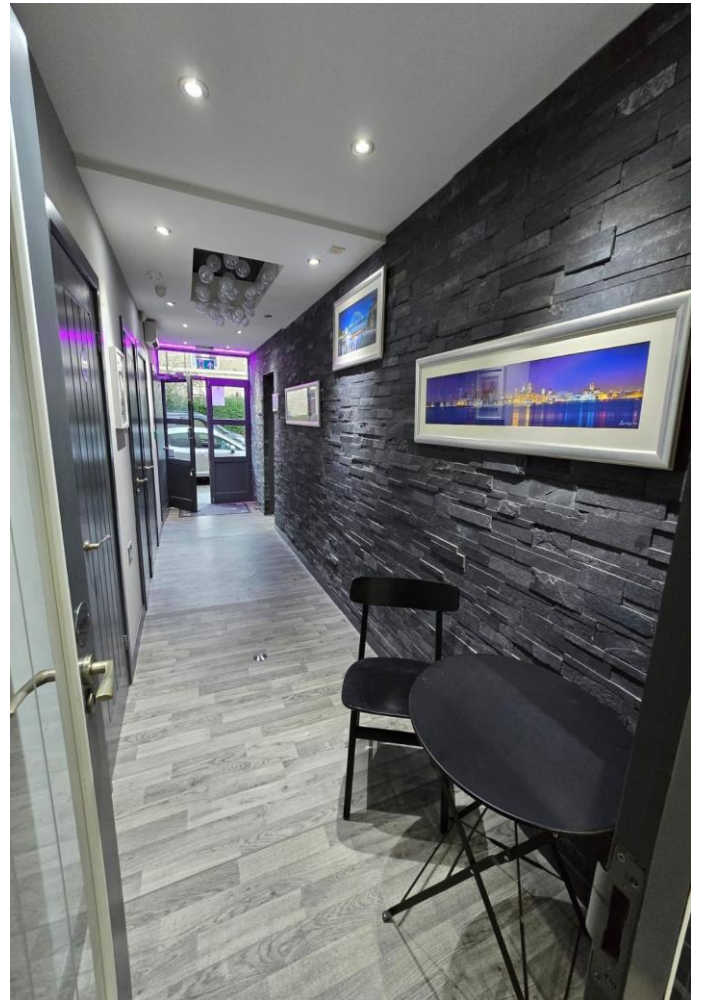
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**Ref: I153 (Version 1)**

**Amended: 20<sup>th</sup> January 2025**

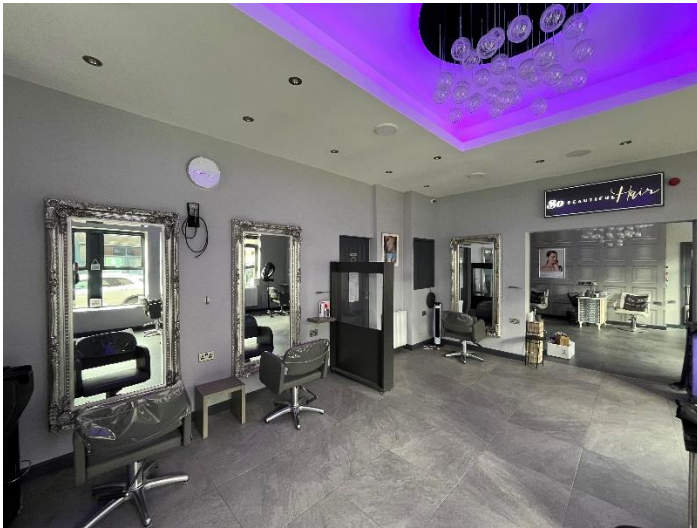
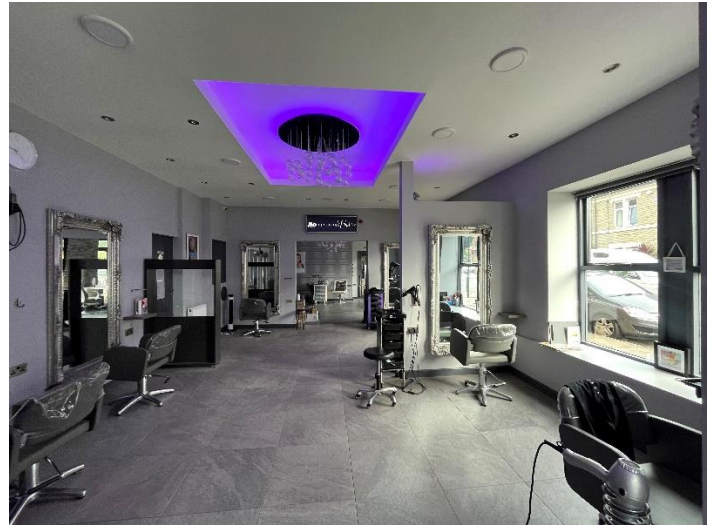


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