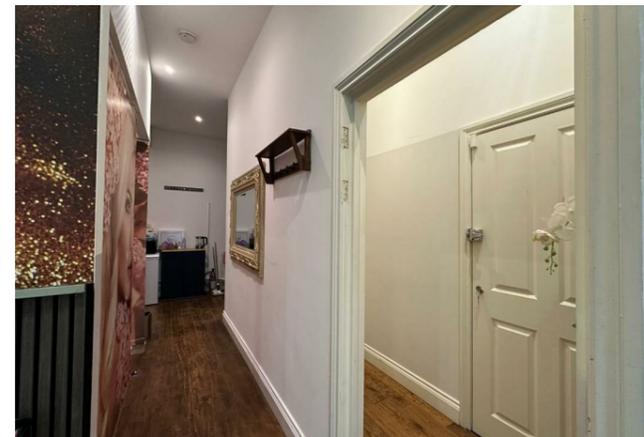
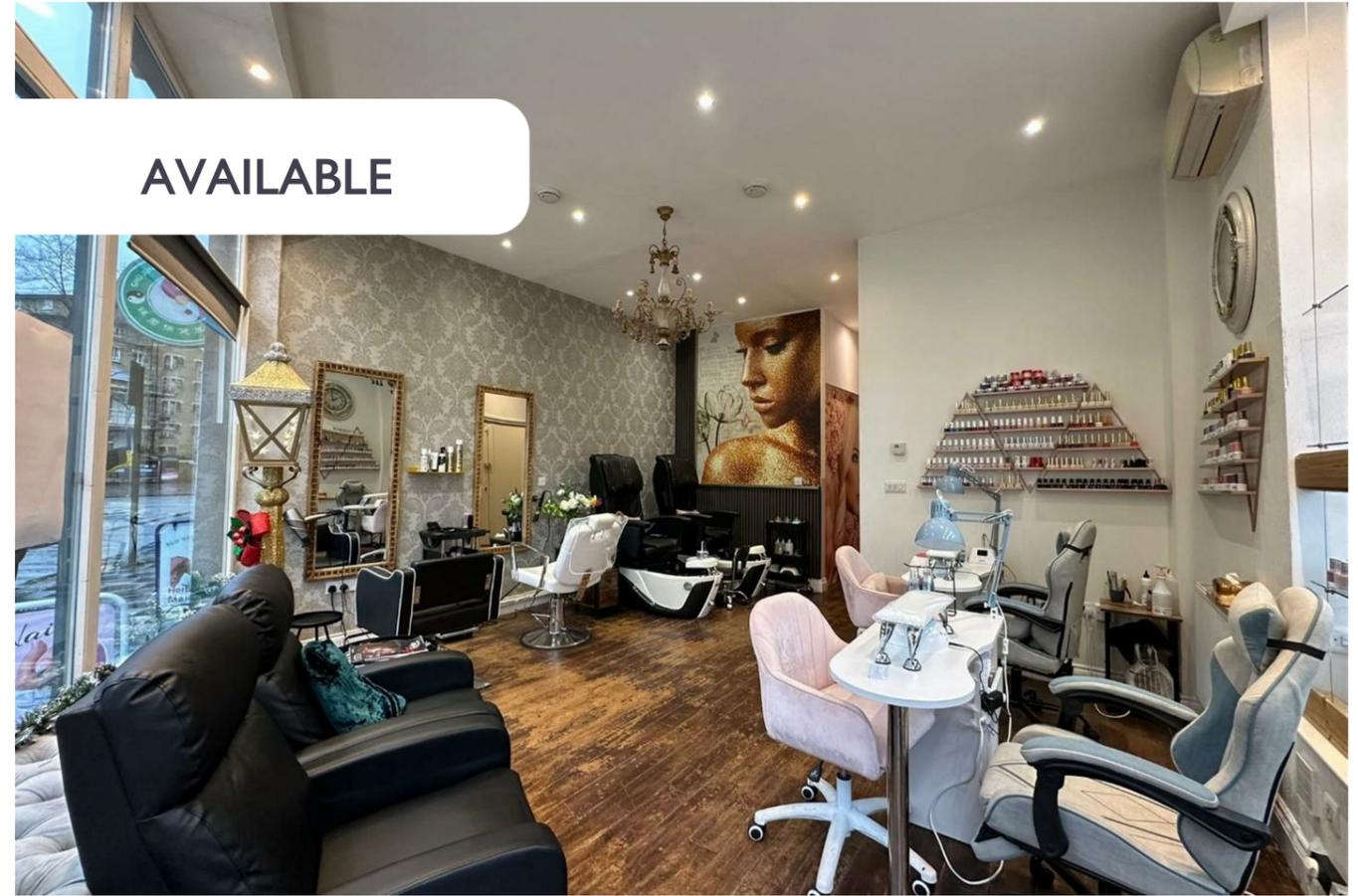


AVAILABLE



COMMERCIAL (EPC RATING: )

MARYLANDS ROAD, LONDON, W9 2DZ

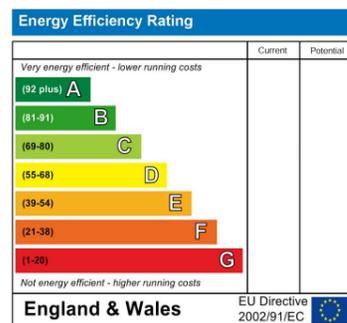
PER ANNUM

£30,000 PER ANNUM

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



# 0 Bedroom Commercial located in London

Located on Marylands Road in London, this established beauty salon offers an excellent opportunity for professionals in the beauty and aesthetics sector, providing services such as massage and Botox. The premises is well presented and suitable for immediate operation, with scope for further development.

The premium for this business is 55,000, with an annual rent of 30,000 PA. Business rates are 800 per month. A new lease is available, offering flexibility for an incoming operator.

The property also benefits from a basement with a separate entrance. This space can be separated and converted into a one bedroom unit, providing the potential to generate additional rental income.

This opportunity is ideal for salon owners, aesthetic practitioners, or investors seeking a ready to trade business with added income potential.

