

LEXINGTONS



FOR SALE



West Hendon Broadway, London, NW9

£26,000 Per Annum





HEM
w
Tel.020 8

MIR CAR

FRAMES Fishing Tackle

BROADWAY
PHARMACY

EVERYTHING FOR THE ANGLE

London Broadway



208 West Hendon Broadway London, NW9 7ED

- Established business - 32 Years of goodwill
- Additional access from rear
- 0,2m from Hendon Train Station
- Large rear staff room with scope to extend - 700 sq ft
- New lease with flexible terms

Lexingtons are excited to present this fantastic opportunity to run a successful hairdressing business in the bustling area of West Hendon Broadway. Located on a popular and busy street, this established salon features 6 hairdressing stations, 5 drying stations, and two basins, catering to a loyal customer base built up over 32 years of goodwill.

The premises consist of a ground floor lock-up shop with a rear staff/storage room, offering the convenience of front and rear access. With flexible lease terms and a competitive annual rental of £26,000, this property provides the perfect setting for a thriving hairdressing business to thrive.

Situated in an excellent condition, this 700 sq ft salon is ideal for entrepreneurs looking to take advantage of the high footfall in the area.

*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

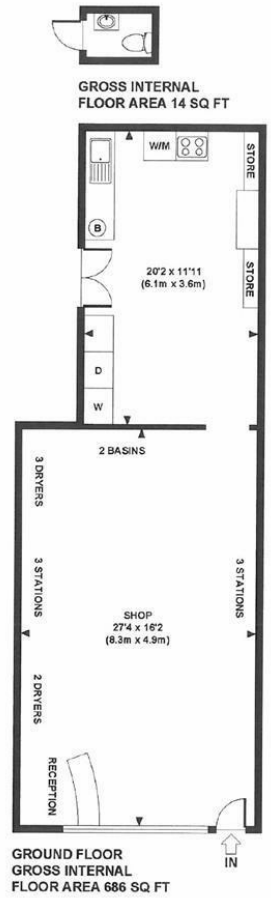
Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

£26,000 Per Annum



Directions

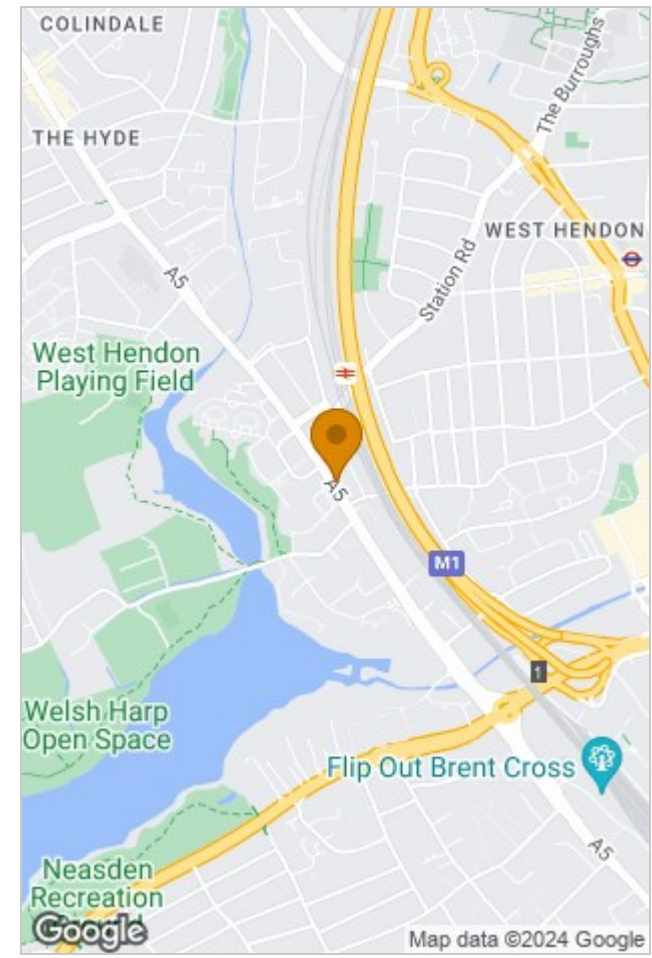


GROSS INTERNAL FLOOR AREA 14 SQ FT

GROUND FLOOR GROSS INTERNAL FLOOR AREA 686 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 700 SQ FT / 65 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com

<https://mail.google.com/mail/u/0/#inbox/CgrcJfhsbHnjGssqMMbkmDXSBGrKRZDKq7projctor=1&messagePartId=0.1>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	67
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.