



PERMANENT MAKEUP

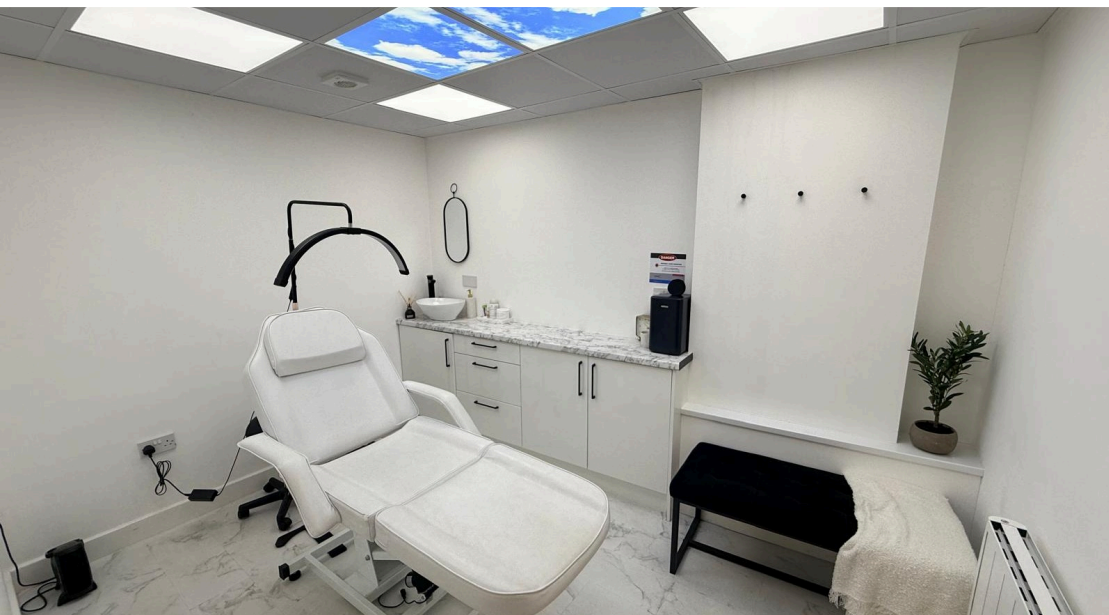
EGO
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WINNING
CLINIC
BUY NOW, PAY LATER
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TAILORED TREATMENT PLANS

EGO

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PROFESSIONAL
AESTHETICS
CLINIC
EGO.AESTHETICS.CLINICS
EGO AESTHETICS

 **0**
Bedroom

 **1**
Bathroom



High-spec commercial unit just off the high street. Ideal for aesthetics, dental or clinical use. Modern reception, CCTV, shutters, two treatment rooms, WC, kitchen, storeroom. Small yard off-street parking. Contact us to view.

Key In Properties are pleased to offer this **state-of-the-art commercial unit**, designed specifically for businesses requiring a professional, clinical-grade environment. The premises are finished to a high standard and ready for immediate occupation.

Superbly positioned just off the high street in a highly desirable and busy area, offering excellent visibility and footfall for clinical, wellness, aesthetics or dental-related businesses.

Internal Layout

- **Modern reception area** with fitted counter and desk
- **Purpose-built bench seating** for clients
- **Fully installed CCTV system** (internal & external)
- **High-security shopfront shutters**
- **Recessed TV screen** for marketing or patient information
- **Two well-proportioned treatment rooms**
- **Storeroom**
- **Separate WC**
- **Kitchen station**

External Features

- **Small private yard**
- **Off-street parking** available

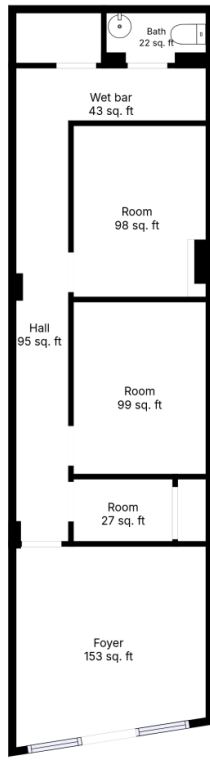
Suitable Uses

Aesthetics • Dental • Beauty • Wellness • Clinical Services • Specialist Treatment Rooms

Arrange a Viewing

This is a rare opportunity to secure a **high-specification commercial space** in a thriving location.

Contact us today to schedule an appointment.



1st floor

Sizes and dimensions are approximate, actual may vary.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

83 This is how energy efficient the building is.

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