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Fortune Green Road, London, UK NW6 1DT

£18,000



KEY FEATURES:

well-equipped skincare, beauty, and holistic health clinic in West Hampstead, with a solid foundation and a range of valuable features. Here's an overview of the key details, potential benefits, and things to consider about this established business opportunity:

Skincare, Beauty, & Holistic Health Clinic

Location: West Hampstead, a desirable and affluent area of London, which is ideal for attracting a health-conscious, upscale clientele.

Established Business: 17 years of operation, which indicates a well-established client base and reputation. This is an important selling point for potential buyers or investors.

Property Features & Layout:

Security Features:

CCTV ensures the security of your premises and provides peace of mind for both clients and staff.

Electric Shutter adds an additional layer of security and convenience, especially after business hours.

Electric Parasol could be useful for creating an attractive outdoor space or for protecting outdoor areas (if applicable), particularly in good weather.

Lease Details:

Lease Term: The business has a 17-year lease, which offers long-term security and stability for the current owner and prospective buyers.

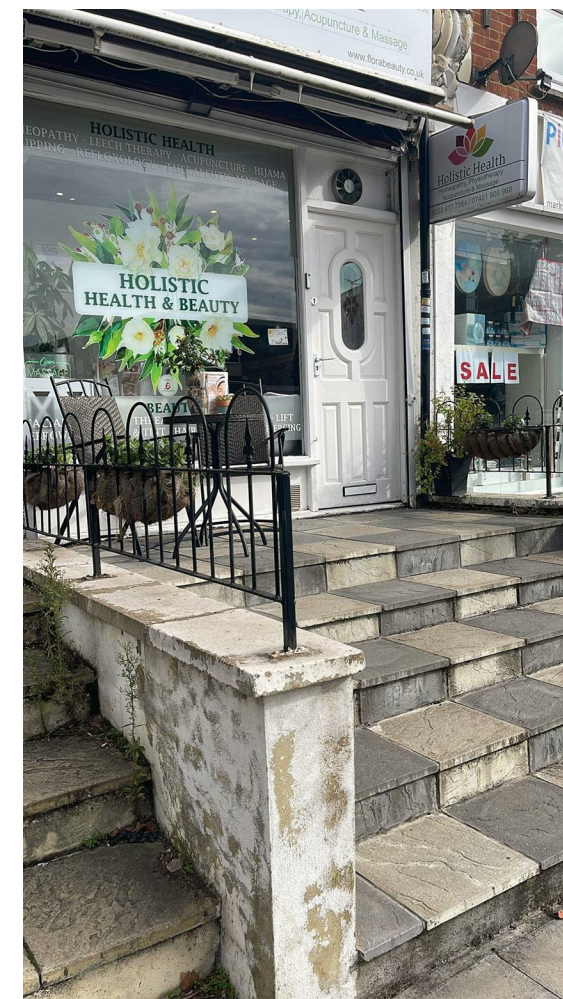
Rent: The rent is £1,500 per month, which is relatively affordable for the location, especially for an established business in West Hampstead. The rent review occurs every 3 years, with the next review in 2026, providing clear forecasting for any future changes in rent.

No Business Rates: The absence of business rates is a major benefit, as it helps keep overhead costs lower, which improves profitability.

Equipment & Stock:

The premium price of £40,000 includes a wide range of valuable equipment and assets:

Website: The website is an essential



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		
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	



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.