BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

REF: NE2149

North East Commercial
Property & Business Agents

AESTHETICS CLINIC
t/a "Jesmond Aesthetics"

254 Jesmond Road, Jesmond,
Newcastle upon Tyne NE2 1LD

- **Currently operated by appointment only.**
- **Located within a busy parade.**
- **Scope to incorporate other services.**
- **2x treatment spaces plus waiting area.**
- **Ideal opportunity for a couple or partnership.**
- **Low fixed overheads.**
- **LEASEHOLD £25,000 including all equipment.**

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

North East Commercial
Property & Business Agents

RICS

Location

This business opportunity is located within a very busy secondary shopping area to the south of Jesmond, adjacent to Jesmond Dene and Armstrong Bridge. There is free parking on the street and access to the parade is straightforward with good road links and bus stops nearby. Jesmond is arguably the most popular suburb of Newcastle with an excellent infrastructure and a pleasant mix of shops and restaurants.

Business

This business originally operated from home but the owner moved into these premises earlier in 2025. The business has been reluctantly placed on the market as our client is moving abroad due to family work commitments.

Jesmond Aesthetics operates as a traditional beauty salon offering a wide range of non-surgical and beauty treatments. Treatments offered include Mesotherapy, Botox, Microneedling, Dermal Fillers, B12 injections and Skin Boosters. The salon has an excellent reputation with a loyal customer base which comprises 80 active clients. All equipment will be included in the sale and this will include a HIFU machine.

This business is well supported with a high number of local customers and there are strong levels of captive trade. The easy access and free street parking helps any clients travelling from further afield.

The opportunity offers genuine scope for a new owner to grow the business by extending the opening hours and potentially incorporate new treatments.

Business opportunities in Jesmond are relatively rare and Jesmond Aesthetics would allow a motivated new owner to establish themselves in this exclusive part of the City.

Trading Hours

Currently operated 3 days a week on an appointment only basis.

EPC

Rating B.

Premises

Comprise a self-contained lock up unit of circa 34 sq.m. (365 sq.ft.). Configured to provide:

Reception / Waiting Area
Treatment Area 1
Treatment Area 2
Kitchen
W.C

Staff

The business is operated by the owner 3 days per week due to her family commitments.

Rates

The premises are assessed as follows:
Rateable Value £10,750 (2023 list)
Rates free incentives subject to status.

Tenure

The premises are held on a lease expiring in April 2027. The passing rent is £12,500 per annum.

Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

Agents Notes:
The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing
Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

The Property Ombudsman

Part of the Robertson Simpson Group