

- Established multi-disciplinary tenant mix
- Twelve high-quality treatment rooms
- Strong annual income of £79,128
- Net operating profit of £33,096
- Additional income potential with one vacant room
- Generous floor area of approx. 225 sq. m. (2,421 sq. ft.)
- Ideal for owner-operators or investors



Premium Beauty & Wellness Centre
Part Let Income-Generating Business Opportunity
 20 Lansdowne Terrace, Gosforth,
 Newcastle upon Tyne NE3 1HP

Price: £49,950 Leasehold

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Location

The property occupies a prominent position on Lansdowne Terrace, in the heart of Gosforth, one of Newcastle's most desirable suburban locations. This well-established area benefits from strong local footfall and excellent transport connectivity, with Gosforth High Street, Regent Centre Metro Station, and multiple bus routes all within easy walking distance. Surrounded by a mix of independent retailers, cafés, professional offices, and health-related businesses. The immediate vicinity attracts both local residents and professionals, ensuring a consistent flow of potential clients throughout the day. Lansdowne Terrace offers convenient on-street parking and proximity to public car parks, making it easily accessible for visitors. The area's reputation for quality services and its vibrant commercial environment makes this an excellent base for a growing beauty or wellness business.

Description

This exceptional beauty and wellness centre occupies a prominent position on Lansdowne Terrace, in the heart of Gosforth, one of Newcastle's most sought-after commercial districts. The property is presented to an impeccably high standard, offering a turnkey opportunity for investors or professionals seeking a well-established, income-generating business.

The premises extend to approximately 225 sq. m. across three floors, comprising 12 individual rooms currently occupied by a diverse mix of tenants including beauty therapists, sports therapists, chiropractors, and wellbeing practitioners. Facilities include two kitchens, four WCs, and a welcoming reception area, all finished to a modern, professional specification. Dedicated rear parking provides convenient access for clients and staff.

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The business operates under a head lease, with rooms sublet to individual tenants. It generates a total annual income of £79,128 from rent and service charges. After all rental obligations and utilities are settled, the net operating profit stands at £33,096 per annum, reflecting a strong and efficient income profile. In addition, one room is currently vacant, and a further room becomes available from 1 September 2026, offering scope for the purchaser to increase revenue or occupy a space for their own business use. This flexibility makes the opportunity equally attractive to owner-operators and hands-off investors seeking a stable, well-managed asset in a thriving location.

The surrounding area features a vibrant mix of independent retailers, cafés, and professional services, ensuring consistent footfall and a steady stream of clientele. With its excellent presentation, established tenant base, and proven profitability, 20 Lansdowne Terrace represents a rare opportunity to acquire a high-quality, income-producing business in one of Newcastle's most desirable suburbs.

Parking

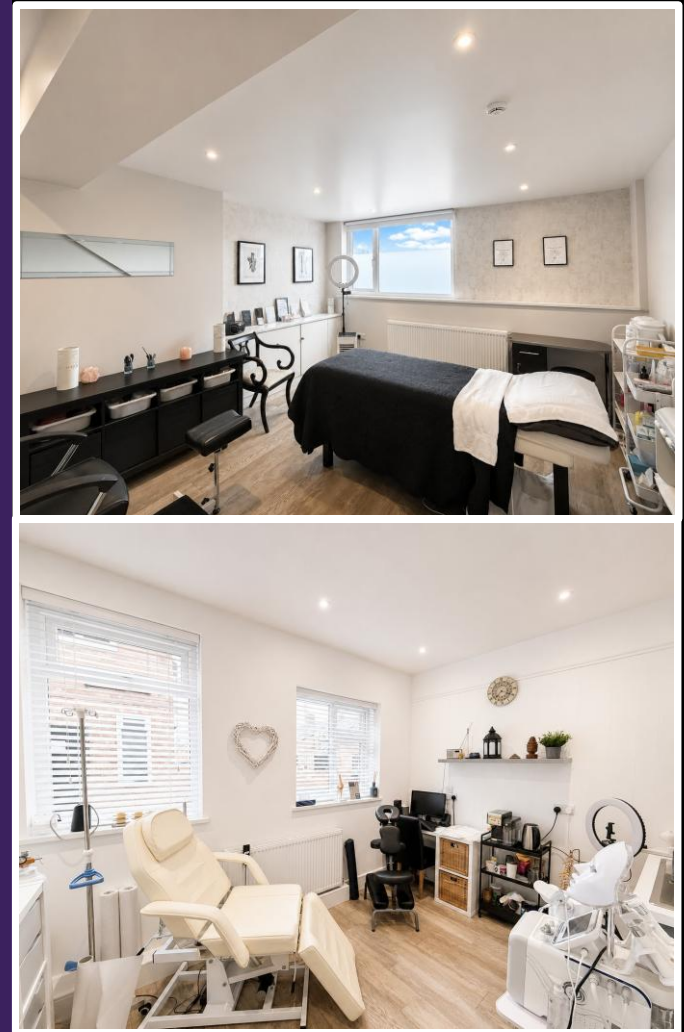
Private allocated on-site parking.

Price

£49,950 Leasehold.

Tenure

Leasehold – 10 year lease from 06th January 2023.





Rent

£38,000 per annum.

Rateable Value

Each room is individually assessed by the VOA (Valuation Office Agency), meaning each tenant is responsible for their own business rates liability rather than the landlord being charged for the whole building.

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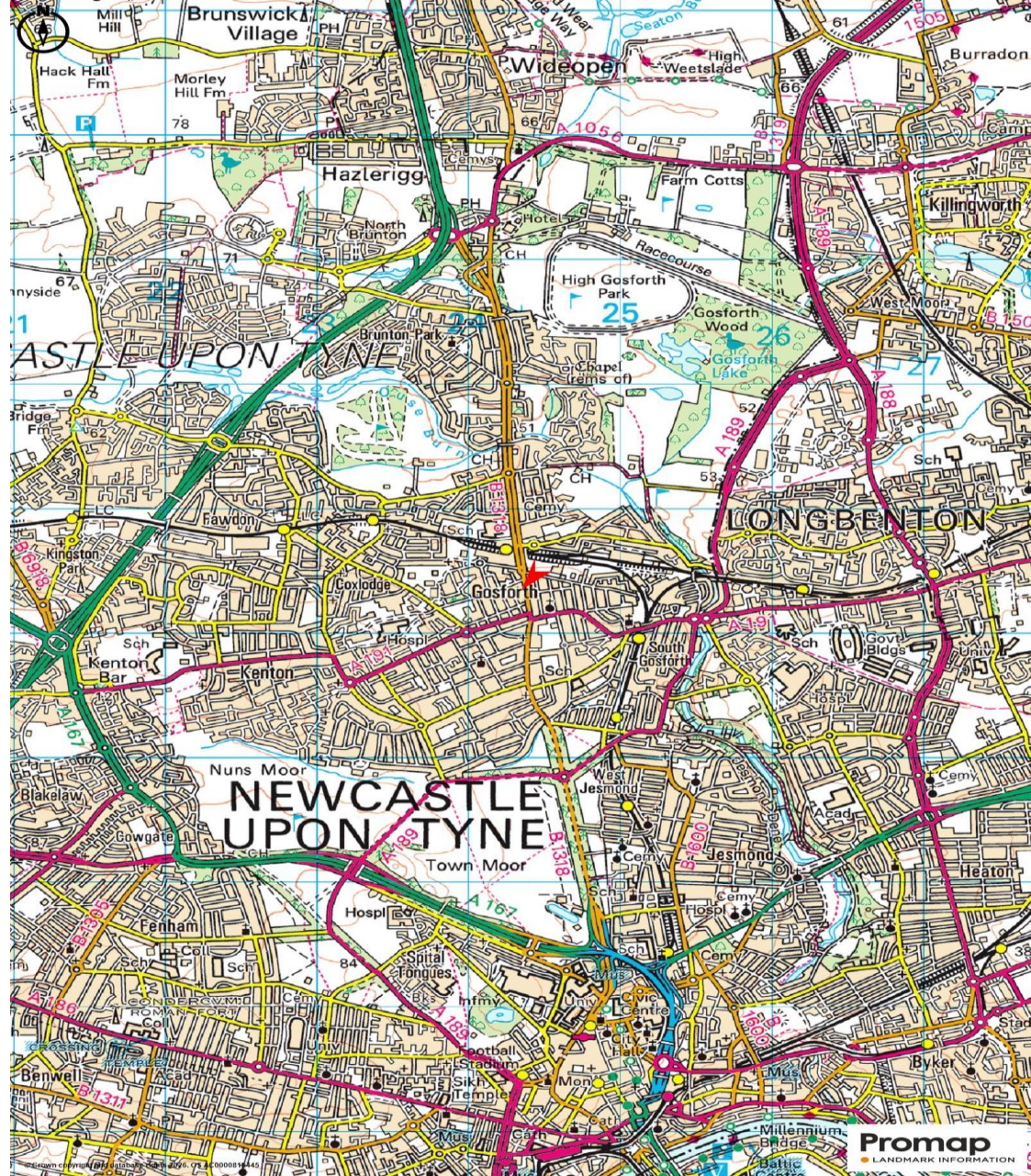
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