



3/3a Cherwell Square, Forest Hall, NE12 7PR

- Two Storey Commercial Investment
- Bakery with Accommodation
- Rental Income £14,400 per annum
- Generating Yield of 10.29% on Asking Price
- Floor Area 136.8 sq.m. (1,472 sq.ft.)
- Set Within Large Residential Estate
- 15 Year Lease in Place (until 2034)
- 99 Year Long Leasehold (until 2124)

Long Leasehold: Offers in Excess of £139,950

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Location

The property is located on Cherwell Square just off Balliol Avenue, ½ mile from Forest Hall main shopping parade. Forest Hall has a dense residential population circa five miles north east of Newcastle City Centre.

Description

A two-storey mid terrace brick building with pitched roof. The ground floor being 727.3 sq. ft. (67.57 sq. m.) consists customer waiting/service area and fully equipped kitchen. The Flat consists living room, 3 bedrooms and bathroom located on the first floor, there is also a boarded loft accessed by pull down ladders.

To the rear of the property there is an enclosed yard and separate single garage.

Area	sq. m.	sq. ft.
Ground Floor		
Service Area	35.29	379.85
Kitchen	32.28	347.45
First Floor		
Living Room	17.08	183.84
Bedroom	14.45	155.53
Bedroom	11.10	119.47
Bedroom	6.48	69.75
Bathroom	3.64	39.18
External		
Garage	16.48	177.38
Total	136.8	1472.50

Tenant

The current tenant is C & G Cakes, who have been in occupation since 2019.

They have a lease in place, until 2034, with a rental increase to £15,600 per annum in 2029.

Tenure

Long Leasehold. There will be a 99 year lease in place, upon completion (until 2124).

Ground Rent

£1,800 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £5,400

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority



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Ref I264

Prepared 26th June 2025



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