



Commercial Investment

7-13 West View, Forest Hall, Newcastle upon Tyne NE12 7JL

- Two Retail Units, First Floor Offices & Garage
- Rental Income £18,600 per annum
- Yield 10.63% on Guide Price
- Floor Area 95.5 sq. m. (1,028 sq. ft.)
- Fully Tenanted
- Prominent Centre Location
- Great Addition to Portfolio/Investment

Freehold £175,000

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Location

The property is located on West View within the North Tyneside Suburb of Forest Hall. West View is meters from the main retail parade which includes Sainsbury's, Greggs, Boots, Subway, Nisa, Fries & Burgs, William Hill as well as a variety of small independents. Forest Hall is circa five miles to the north east of Newcastle City Centre.

Description

We are delighted to offer to the market this end terrace two storey property of brick construction with pitched slate roof. The property consists two ground floor retail units, first floor offices and garage.

Unit 7: Is currently let to a barbers which consists open plan salon, office, store and W.C facilities. The tenant has been in occupation for circa 30 years.

Unit 9: Is currently let to a beauty business. The unit consists ground floor open plan retail area and W.C facilities.

Unit 11: It is used by a beauty aesthetic business. The unit is open plan with W/C facilities.

Garage: Open plan garage used as storage.

Accommodation	Level	sq. m.	Sq. ft.
7 West View	Ground	16.96	182.55
9 West View	Ground	16.14	173.72
11 West View	First	38.62	415.70
Garage	Ground	23.8	256.18
Total		95.52	1,028.15

Rental Income

Description	Current	Leases
7 West View	£5,400	Until June 2027
9 West View	£6,000	5 years from 01 Dec 25
11 West View	£6,000	5 years from 15 Jul 25
Garage	£1,200	6 Month licence
Total	£18,600	

Tenure

Freehold

Price

£175,000

Viewing

Strictly by appointment through this office.

Rateable Value (7 West View)

The 2023 Rating List entry is Rateable Value £4,650

Rateable Value (9 West View)

The 2023 Rating List entry is Rateable Value £2,650

Rateable Value (11 West View)

The 2023 Rating List entry is Rateable Value £2,900

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I356

Prepared 9th December 2025

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