



Manely Men
7 West View, Forest Hall, NE12 7JL

- Well Established Traditional Barbers
- Floor area 25.52 sq.m. (275 sq.ft.)
- Trading 35+ Years
- Fully Equipped For Trade
- Salon & Additional Treatment/Storage Room
- Excellent Business Opportunity for Owner Operator
- Genuine Retirement Sale
- New Lease Terms Available

Leasehold £7,500

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BUSINESS FOR SALE

Location

The business is located on West View, within the North Tyneside suburb of Forest Hall. West View is close proximity to the main retail parade, which includes Sainsbury's, Greggs, Subway, Nisa and small independents. Forest Hall is circa 5 miles to the North East of Newcastle City Centre.

Business

Our client has been running the traditional barbers for over 35 years, from this location, in which time she has built up an excellent reputation, with many long standing and repeat customers. It is reluctantly being put on the market, due to retirement.

Property

The business trades from the ground floor of a two storey mid-terrace property. Consisting of two cutting stations and one back wash, within an open plan salon, the business is fully equipped for trade and there is an additional space, which could be used as storage, office or a treatment room.

Area	Sq.m.	Sq.ft
Salon	16.96	182.55
Office/WC	4.28	46.06
Store Room	4.28	46.06
Total	25.52	274.69

Staff

The salon is owner operated, therefore no staff will be transferred, upon completion of the sale.

Opening times

Monday – Saturday – 9am-5.30pm

Tenure

Leasehold

Price

£7,500

Rent

£5,400 per annum (current rent)

*Please note, this could be subject to change, as review is due upon new lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £4,600

As the rateable value 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

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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

Prepared 15th January 2026

BUSINESS FOR SALE



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