

- Fully tenanted mixed-use investment with established income
- Four self-contained one-bedroom flats & retail unit
- Attractive sandstone property with communal garden
- Strong passing rent of £28,020 per annum
- Net internal area 244 sq. m. (2,625 sq. ft.)
- Diverse tenants mix across retail and residential
- Prominent corner position within popular Forest Hall location
- Attractive gross yield of approximately 13.3%.



2a Forest Hall Rd, Forest Hall NE12 9AJ

&

Flats 1,2,4,5 Forest Villa, Forest Hall NE12 9JN

Auction Guide Price £210,000 +

For Sale by Auction. Thursday 29th October 2026

T's & C's apply. see website: agentspropertyauction.com

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Location

The property occupies a prominent position on Forest Hall Road within the popular suburb of Forest Hall, approximately 4 miles north of Newcastle upon Tyne city centre. Forest Hall benefits from excellent road links via the A19 and A1(M), regular public transport services and nearby Metro connections. The property is surrounded by a range of local amenities, retailers and residential accommodation, making it a popular and well-connected location for both businesses and tenants.

Description

A rare opportunity to acquire a fully tenanted mixed-use investment comprising a substantial semi-detached sandstone building occupying a prominent corner position in the heart of Forest Hall. The property benefits from an attractive enclosed communal garden and provides a diverse income stream from a ground floor retail unit together with four self-contained one-bedroom residential flats.

The accommodation extends to approximately 244 sq. m (2,625 sq. ft.) and currently generates a gross rental income of £28,020 per annum. Based on the guide price of £210,000, the property reflects an attractive gross yield of approximately 13.3%, offering investors a strong level of income return from day one. The property is fully occupied, with the exception of Flat 3, which was sold off on a 999-year long leasehold interest from 9th December 1994.

The investment offers purchasers a well-balanced mix of commercial and residential income, underpinned by established occupiers and a proven rental history. Occupying a prominent position within a popular residential area, the property benefits from excellent access to local amenities, public transport connections and Newcastle city centre. The substantial sandstone building and generous communal garden further enhance its long-term appeal to both tenants and investors alike. The property is held Freehold, subject to the occupational leases and long leasehold interest detailed within the tenancy schedule, and presents an excellent opportunity to acquire a well-established mixed-use asset producing an immediate income together with future asset management and rental growth potential.

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Component	Description	Tenant	Floor Area		Rent (per annum)	Lease Details
			Sq. m	Sq. ft.		
2a Forest Hall Rd	Ground Floor Retail Unit	Commercial	49	527	£7,800	5-year term from 07/07/2025
1 Forest Villa	Ground Floor 1 Bed Flat	Private Residential	62	667	£3,900	12-month term from 01/05/2018 Section 13 Notice Effective 16 December
2 Forest Villa	First Floor 1 Bed Flat	Private Residential	50	538	£6,300	12-month term from 22/07/2022
3 Forest Villa	First Floor 1 Bed Flat	N/A	N/A	N/A	N/A	Flat sold on 999-year lease term, from 9 th December 1994
4 Forest Villa	Second Floor 1 Bed Flat	Private Residential	41	441	£5,520	12-month term from 16/10/2024
5 Forest Villa	Second Floor 1 Bed Flat	Private Residential	42	452	£4,500	6-month term from 21/04/2021 Has been in occupation for circa 25 years
Total			244	2625	£28,020	

Yield

Total rental income: £28,020 per annum, reflecting an attractive yield of 13.3%

Tenure

Freehold

Auction Guide Price

£210,000 +

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Auction

Thursday 29th October 2026 - Auction terms and conditions apply, see website agentspropertyauction.com (Option 1)

Viewing Arrangements

Strictly by appointment through this office.

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Ref I540 (Version 2)

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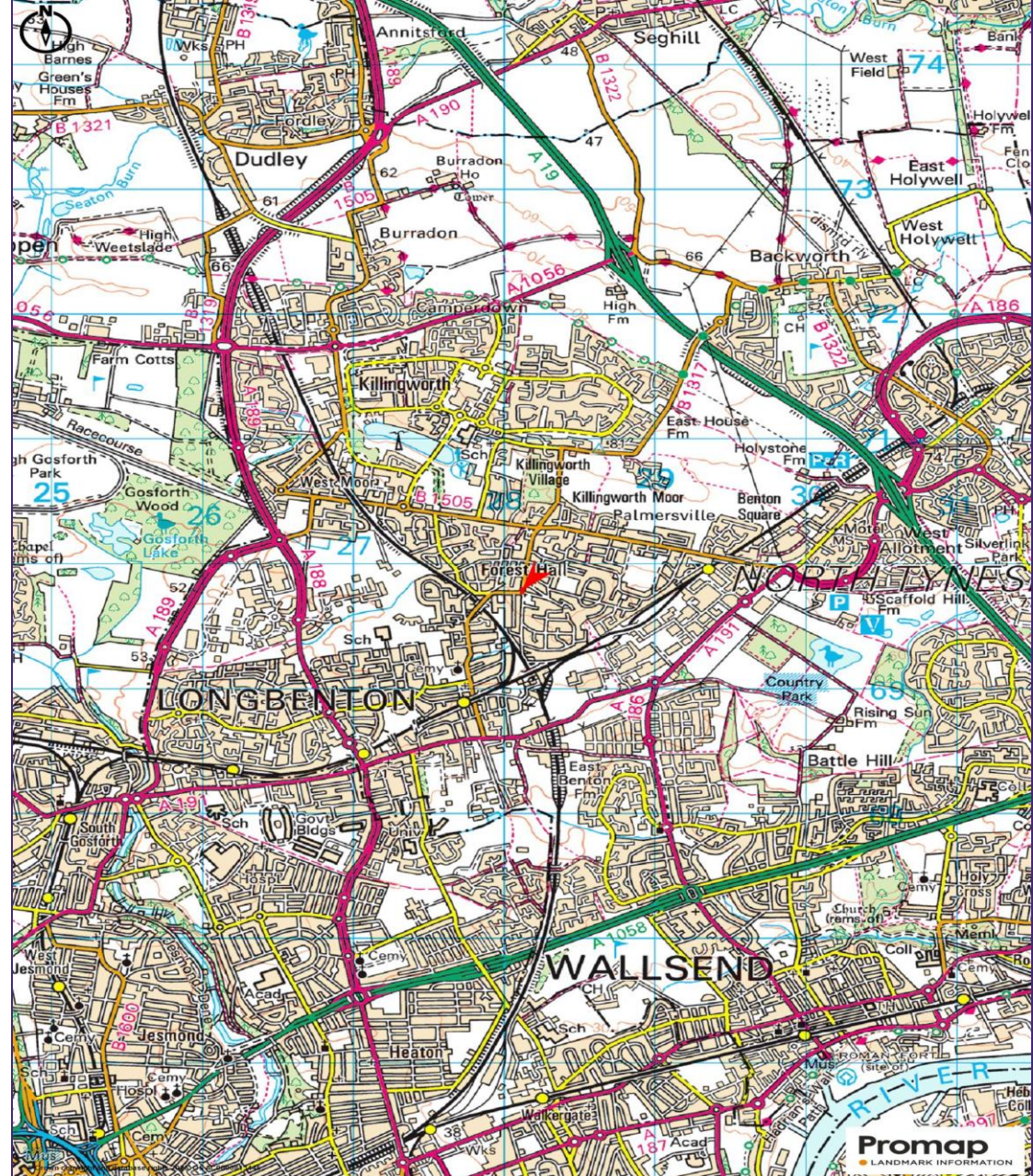
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The Property
Ombudsman

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