- Freehold mixed-use investment
- Total rental income of £11,220 per annum
- Attractive gross yield of 9.35%.
- Ground floor retail unit let to beauty business
- one-bedroom flat with separate independent access
- Both occupiers holding over on rolling tenancies
- Prominent end-terrace position with strong roadside visibility



1/1a West View, Lemington, Newcastle upon Tyne NE15 8DH

Mixed-use investment
Tenure: Freehold

Price £120,000

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Location
The property is located on West View in Lemington, a well-established residential suburb approximately 5 miles west of Newcastle City Centre. The area benefits from excellent road connections via the A695 Scotswood Road and the A1, providing easy access to Newcastle and the wider North East region. The property occupies a prominent position within a predominantly residential area and is supported by a range of nearby local shops, services and community facilities, generating regular footfall and serving the surrounding population.

Description
An excellent opportunity to acquire a freehold mixed-use investment property comprising a self-contained ground floor retail unit and a separately accessed one-bedroom first floor flat. Situated in a prominent end-terrace position within the established residential and commercial area of Lemington, the property provides an attractive income-producing asset with future asset management potential.

The ground floor retail premises is currently occupied by Little Hotties Tanning & Beauty, an established local tanning and beauty business, generating an annual rental income of £5,220 per annum. The tenant remains in occupation under a rolling tenancy.

The first floor comprises a self-contained one-bedroom flat with independent access. The accommodation includes a living room, kitchen, bedroom and bathroom, and is currently let on a rolling tenancy producing £6,000 per annum. The combined rental income of £11,220 per annum reflects a gross yield of 9.35%, making the property an attractive proposition for investors seeking immediate income with potential for future rental growth.

Ground Floor
Tenant – Little Hotties Tanning & Beauty
Rental Income - £5,220 per annum
Lease – The currents lease is rolling over; our client does not have a copy of this.

First Floor
Tenant – Private
Rental Income - £6,000 per annum
Lease – 6-month AST, expired and rolling over

Yield
9.35 %

Floor Area

Description	Sq. m.	Sq. ft.
Ground Floor		
Retail unit	46.1	496.21
First Floor		
Living room	15.04	161.88
Kitchen	7.70	82.88
Bedroom	12.09	130.13
Bathroom	4.8	51.66
Net internal	**85.73**	**922.79**

Tenure
Freehold





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Viewing Arrangements
Strictly by appointment through this office.

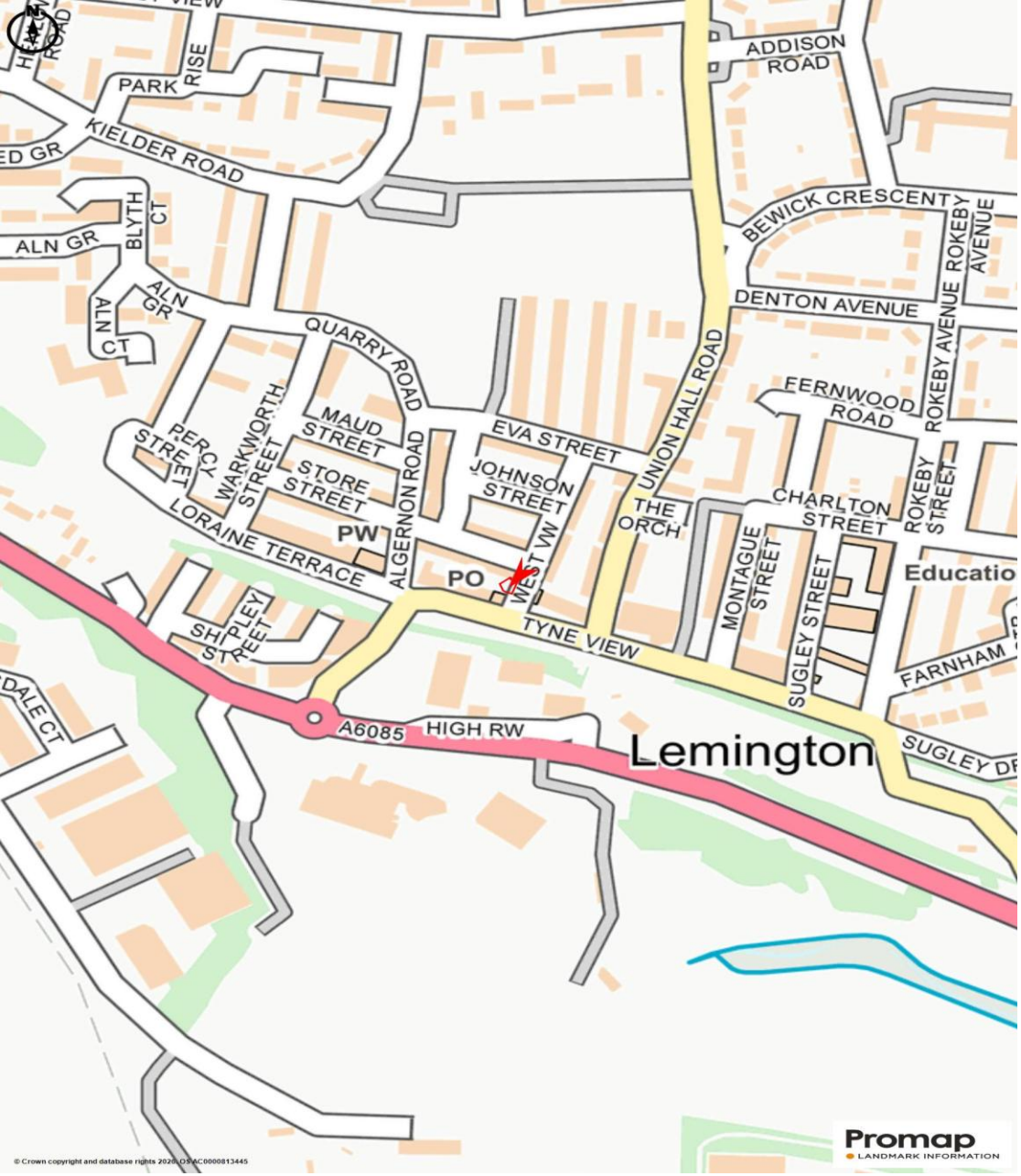
Rateable Value (48 Station Road)
The 2026 Rating List entry is Rateable Value £2,600
As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

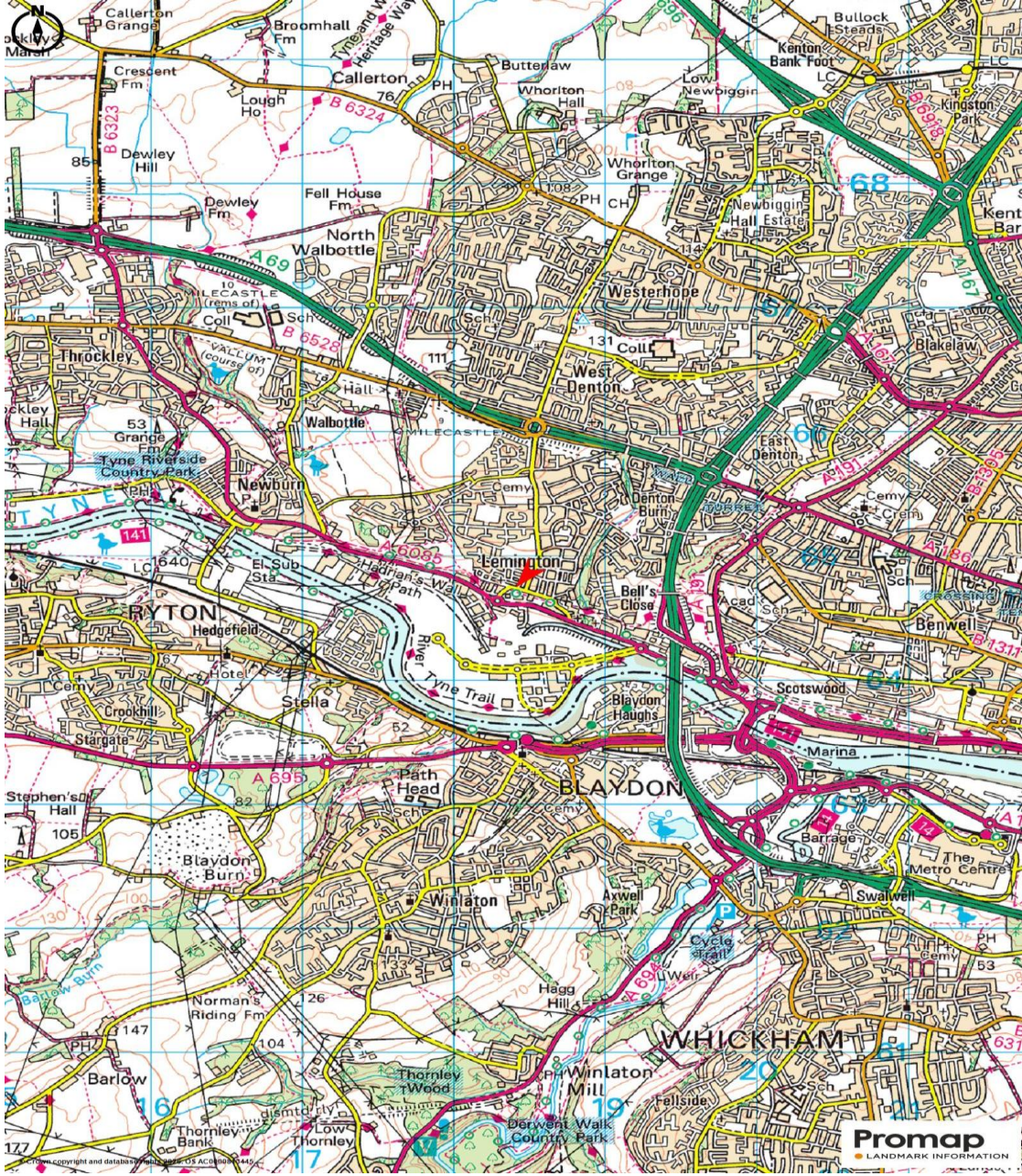
Council Tax Band
Band A

Information 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 I476 (Version 1)
Prepared 08th June 2026





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The Property Ombudsman

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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