


- Award winning beauty salon with five star reputation
- Established multi-disciplinary tenant mix
- Five high-quality treatment rooms
- Additional rental income of circa £14,700 per annum
- Additional income from occasional room hire
- Turnover circa £50,000 per annum (from business)
- Ideal for owner-operators or investors

**Danu Studios**
35 Station Road North,
Forest Hall,
NE12 7AR

**Leasehold: £40,000 (+stock)**

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**Location**
The property occupies a prominent position on Station Road North, within the North Tyneside suburb of Forest Hall.
The main retail parade contains large blue chip companies, such as Sainbury's, Greggs, Boots, Subway, Nisa, BetFred, William Hill, as well as a great variety of smaller independents.

Approximately 5 miles north of Newcastle city centre, Forest Hall is a well-established suburban area, popular with families, commuters and retirees, due to good transport links and local amenities.

**Description**
This exceptional beauty and wellness centre occupies a prime spot, on the main road, in the heart of Forest Hall. The property is presented to an impeccably high standard, offering a turnkey opportunity for investors or professionals seeking a well-established, income-generating business.

The premises extend to approximately 135.8 sq.m. (1,461.73 sq.ft.) across three floors, comprising a comfortable reception area, 5 individual treatment rooms currently occupied by the owner and a diverse mix of tenants, all within the health & beauty industry - all finished to a modern, professional specification.

There is ample free parking, within the immediate vicinity, on Station Road North and opposite.

The property is set within a red brick terraced street, with pitched slate roof.

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The well-equipped business operates under a head lease, with rooms sublet to individual tenants, on a short-term rolling agreement. It generates a rental income of circa £14,700, not including some individuals who rent on a day to day, or commission split basis (amounts vary).
Our client operates on the top floor, on a part-time basis, with an average turnover of circa £50,000 per annum – with a huge potential to increase trade, by going full time, or sub-letting additional space, if necessary.

This flexibility makes the opportunity equally attractive to owner-operators and hands-off investors seeking a stable, well-managed asset in a thriving location.

Our client is selling, due to other work commitments, and the sale includes a great list of equipment and fixtures, including (but not limited to):
Japanese Head Spa, Two microneedling pens, Dr Platon Cold Plasma, Hydrodermabrasion machine, Duel injector, Two electric treatment beds, Four portable treatment beds, Three static treatment beds, Gel lamp and extensive gel colour collection, Trilogy Ice Laser*, Dermaforce RF Microneedling*, 3D Visage Skin Scanner*
(**these items are leased and can be purchased, or have the lease transferred, if required)*

**Staff**
The business is owner operated with one part-time apprentice

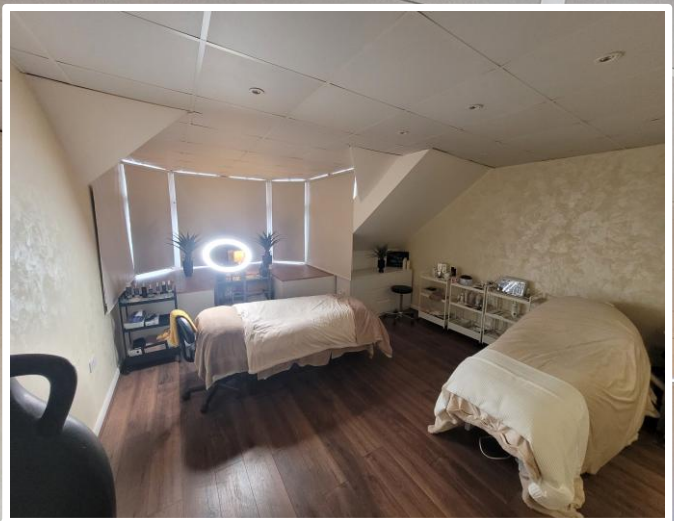
**Tenure**
Leasehold – 5 Year Lease (until 2029)

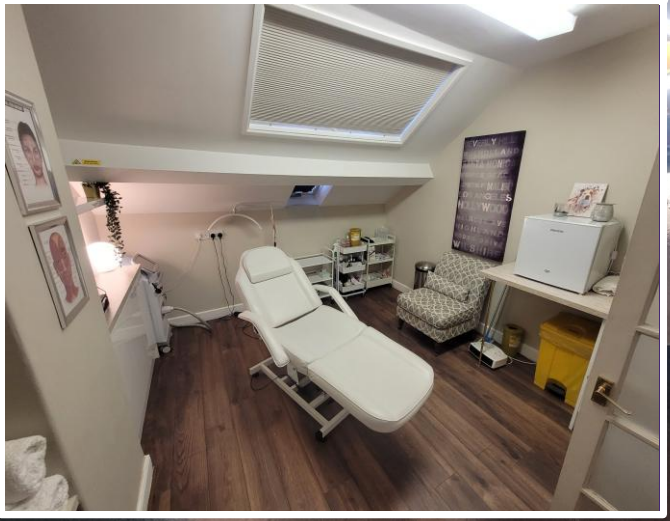




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**Price**
£40,000 (plus stock)

**Rent**
£10,000 per annum.

**Rateable Value**
The 2026 Rating List entry is Rateable Value £8,200

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.

**Information 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 I565**
**Prepared 5th November 2026**

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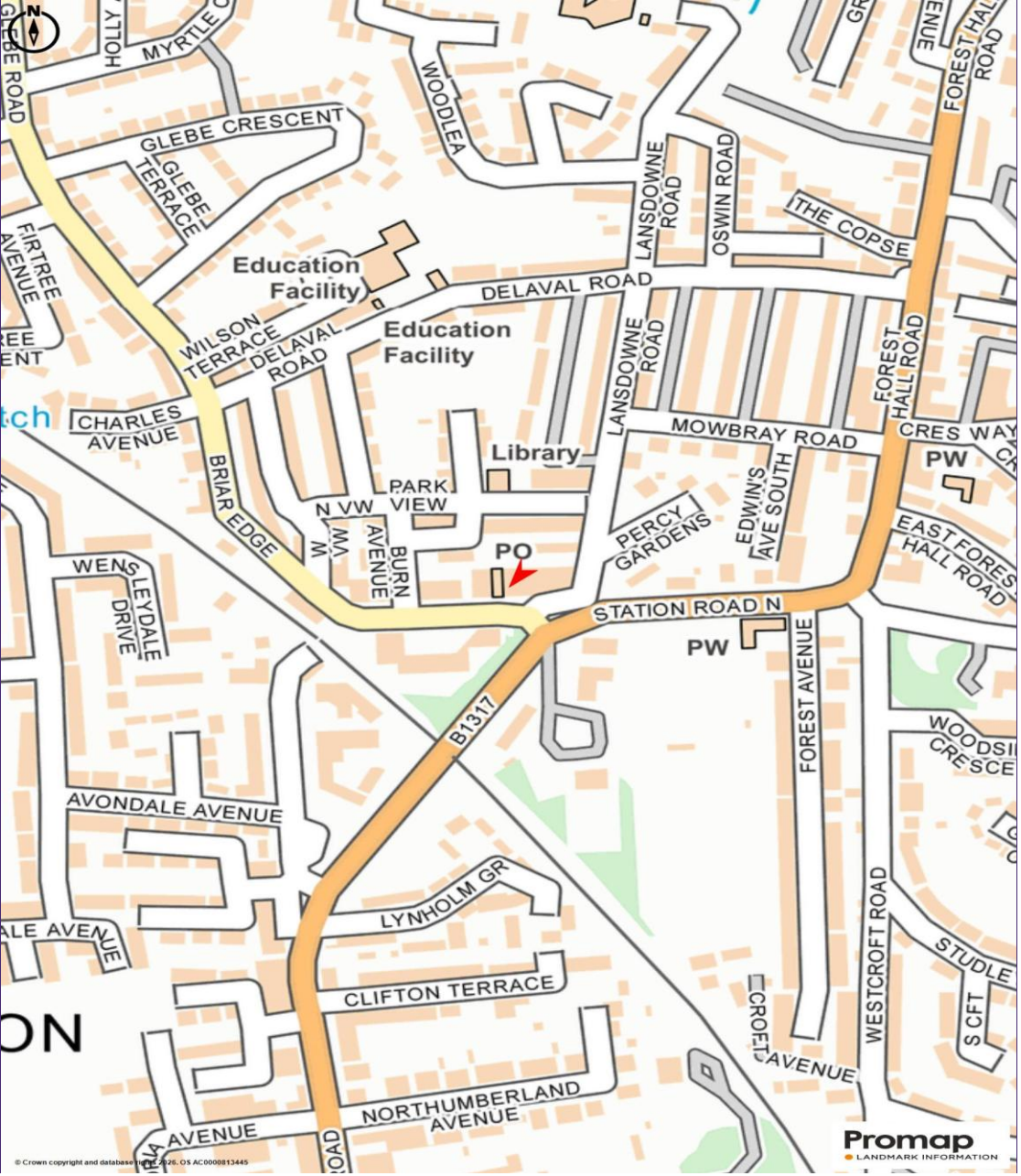







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