



## 3/3a Cherwell Square, Forest Hall, NE12 7PR

- Two Storey Commercial Investment
- Bakery with Accommodation
- Rental Income £14,400 per annum
- Generating Yield of 13.10% on Asking Price
- Floor Area 136.8 sq.m. (1,472 sq.ft.)
- Set Within Large Residential Estate
- 15 Year Lease in Place (until 2034)
- 99 years from 1 September 1950

**Long Leasehold: £109,950 (99 years from 1 September 1950)**

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## Location

The property is located on Cherwell Square just off Balliol Avenue, ½ mile from Forest Hall main shopping parade. Forest Hall has a dense residential population circa five miles north east of Newcastle City Centre.

## Description

A two-storey mid terrace brick building with pitched roof. The ground floor being 727.3 sq. ft. (67.57 sq. m.) consists customer waiting/service area and fully equipped kitchen. The Flat consists living room, 3 bedrooms and bathroom located on the first floor, there is also a boarded loft accessed by pull down ladders.

To the rear of the property there is an enclosed yard and separate single garage.

Area	sq. m.	sq. ft.
<b>Ground Floor</b>		
Service Area	35.29	379.85
Kitchen	32.28	347.45
<b>First Floor</b>		
Living Room	17.08	183.84
Bedroom	14.45	155.53
Bedroom	11.10	119.47
Bedroom	6.48	69.75
Bathroom	3.64	39.18
<b>External</b>		
Garage	16.48	177.38
<b>Total</b>	<b>136.8</b>	<b>1472.50</b>

## Tenant

The current tenant is C & G Cakes, who have been in occupation since 2019.

They have a lease in place, until 2034, with a rental increase to £15,600 per annum in 2029.

## Tenure

Long Leasehold. (99 years from 1 September 1950)

## Price

£109,950

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £5,400

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



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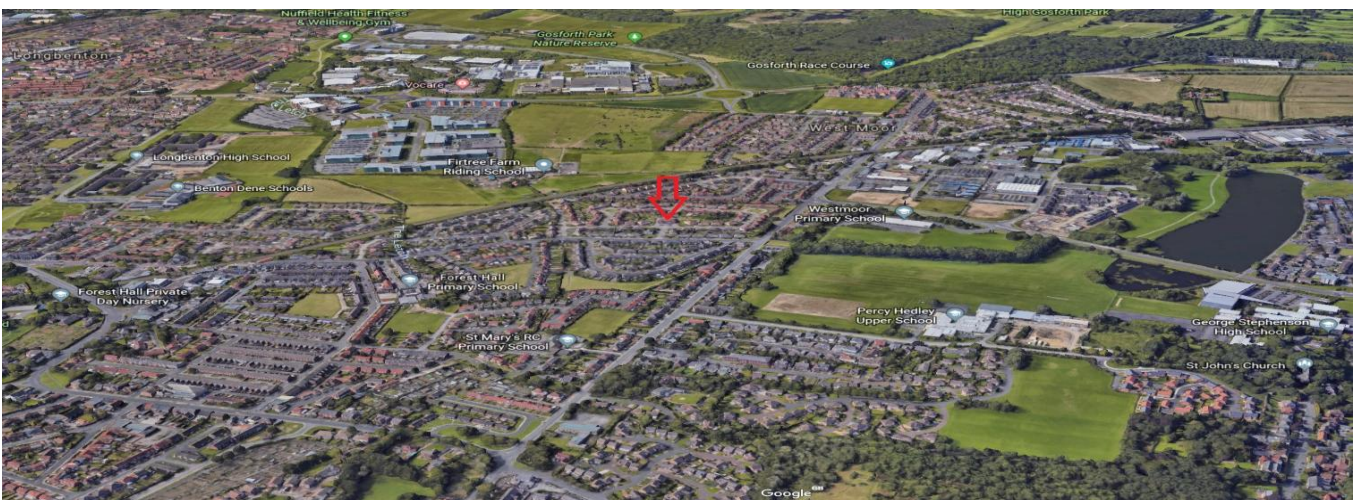
Updated June 2026



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