

- 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.

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Ground Floor

Tenant – Little Hotties Tanning & Beauty

Rental Income - £5,220 per annum

Lease – The current 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

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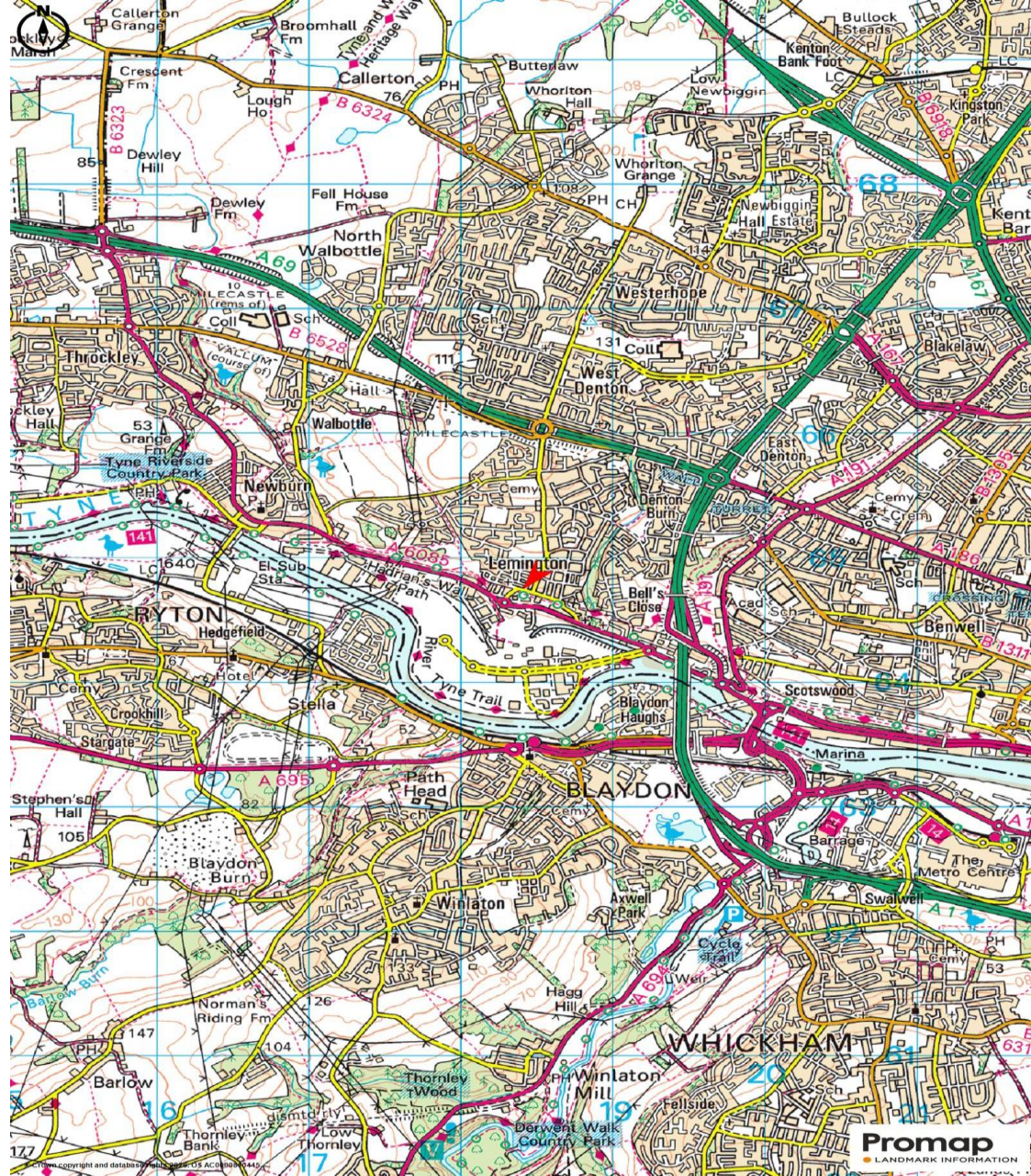
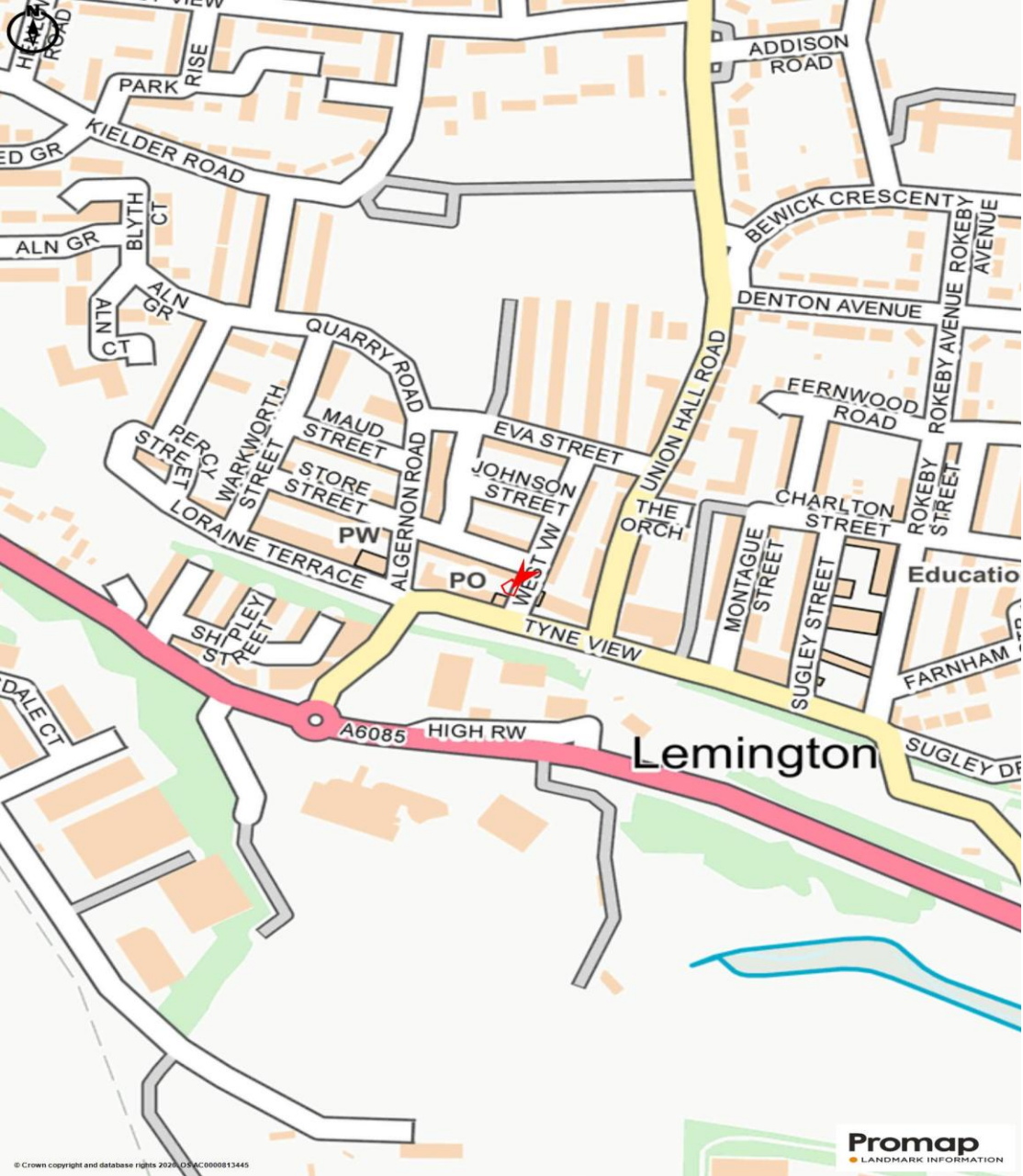
Ref I476 (Version 1)

Prepared 08th June 2026

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