



## Commercial Investment

7-13 West View, Forest Hall, Newcastle upon Tyne NE12 7JL

- Two Retail Units, First Floor Offices & Garage
- Initial Rental Income £18,600 per annum
- Yield 10.63% on Guide Price
- Floor Area 95.5 sq. m. (1,028 sq. ft.)
- Fully Tenanted
- Prominent Centre Location
- Great Addition to Portfolio/Investment

**Freehold £175,000**

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## Location

The property is located on West View within the North Tyneside Suburb of Forest Hall. West View is meters from the main retail parade which includes Sainsbury's, Greggs, Boots, Subway, Nisa, Fries & Burgs, William Hill as well as a variety of small independents. Forest Hall is circa five miles to the north east of Newcastle City Centre.

## Description

We are delighted to offer to the market this end terrace two storey property of brick construction with pitched slate roof. The property consists two ground floor retail units, first floor offices and garage.

Unit 7: Is currently let to a barbers which consists open plan salon, office, store and W.C facilities. \*New lease was signed in April 2026, with yearly increases to £6,000, £6,600 & £7,200 (respectively).

Unit 9: Is currently let to a beauty business. The unit consists ground floor open plan retail area and W.C facilities.

Unit 11: It is used by a beauty aesthetic business. The unit is open plan with W/C facilities.

Garage: Open plan garage used as storage.

Accommodation	Level	sq. m.	Sq. ft.
7 West View	Ground	16.96	182.55
9 West View	Ground	16.14	173.72
11 West View	First	38.62	415.70
Garage	Ground	23.8	256.18
<b>Total</b>		<b>95.52</b>	<b>1,028.15</b>

## Rental Income

Description	Current	Leases
7 West View	£5,400*	5 years from 01 Apr 26
9 West View	£6,000	5 years from 01 Dec 25
11 West View	£6,000	5 years from 15 Jul 25
Garage	£1,200	6 Month licence
<b>Total</b>	<b>£18,600</b>	

## Tenure

Freehold

## Price

£175,000

## Viewing

Strictly by appointment through this office.

### Rateable Value (7 West View)

The 2023 Rating List entry is Rateable Value £4,650

### Rateable Value (9 West View)

The 2023 Rating List entry is Rateable Value £2,650

### Rateable Value (11 West View)

The 2023 Rating List entry is Rateable Value £2,900

## Important 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.

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Updated April 2026

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