

3 & 4 North Terrace
Claremont Road,
Newcastle upon Tyne,
NE2 4AD



3 & 4 North Terrace Claremont Road, Newcastle upon Tyne, NE2 4AD

- Prime Edge of City Centre redevelopment opportunity
- Existing Office/residential buildings of 316.14m² (3,403 sq ft)
- 5 car parking spaces to the south of the property
- Strategically located in student residential area, directly adjacent to Newcastle University and a short walk from Northumbria University
- Available with Full Vacant Possession

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Avison Young

Fourth Floor
Central Square North
Forth Street
Newcastle Upon Tyne
NE1 3PJ

Redevelopment Opportunity For Sale

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Schedule Of Accommodation

Offices (NIA)	Sq. M.	Sq. Ft.
Lower Ground	55.20	594
Ground floor	50.43	543
1 st floor	48.51	522
Office Total	154.14	1,659

Residential (GIA)	Sq. M.	Sq. Ft.
Ground floor	54.64	588
1 st floor	57.51	619
2 nd floor	49.85	537
Residential Total	162.00	1,744
Total Area	316.14	3,403

Property Highlights

3 & 4 North Terrace comprise two, mid-terraced four storey brick-built office/residential buildings on Claremont Road in Newcastle Upon Tyne.

3 North Terrace has office accommodation on the lower three floors with residential accommodation on the top floor. 4 North Terrace has office accommodation on the lower ground level and one-bedroom flats on the upper three levels.

Opportunity

We are instructed to offer the freehold interest in the buildings with full vacant possession.

North Terrace has a strong student presence, with parts of the Newcastle University campus being directly adjacent to North Terrace and Northumbria University being approximately a 20-minute walk away.

3 & 4 North Terrace present an ideal opportunity for student residential conversion.

Tenure

The premises are available to purchase on a freehold basis with full vacant possession.

Location

The property is situated on Claremont Road and makes up part of North Terrace. The area immediately surrounding the subject property is predominantly residential with some commercial uses. Newcastle city centre is 0.5 miles away and can be accessed by foot in just under 15 minutes.

Access to Claremont Road is directly off the A167 (M). The A167 provides routes both North and South and connects with the A696, which allows Newcastle Airport to be accessed in 10 minutes.

Newcastle has excellent public transport links. The metro service provides routes throughout Tyne and Wear. Newcastle also has a bus services which providing access to the wider north-east region

Purchase Price

We are invited to seek offers above £430,000 for the freehold title. Formal bids must be submitted by 12:00pm on 22/07/2025. No offers will be considered or accepted prior to the closing date.

Details of offer to include the following: identity of the purchaser, details of proposed use, level of offer, method of funding, conditions attached to the offer and any other supporting information the party feels is relevant.

The vendor reserves the right not to accept the highest or any offer received.

Planning

Flats 1,2 and 3 of 4 North Terrace are all under the residential use class C and the remainder of the commercial elements of 3 and 4 are under use class E. We advise interested parties to make their own enquires regarding any change of use that may be required.

Legal Costs

Each party is to be responsible for their own legal costs.

Rates

The Rateable Value for 3 North Terrace - £12,500.
Annual Council Tax for 4 North Terrace - £1,608

VAT

VAT if applicable will be charged at the standard rate.

EPC

Residential: C Commercial: G

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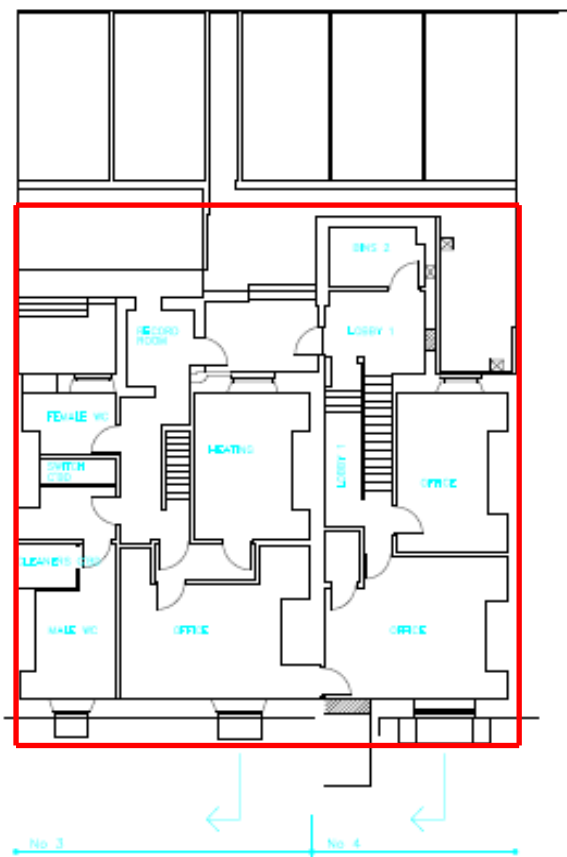
- - Office accommodation
- - Residential accommodation



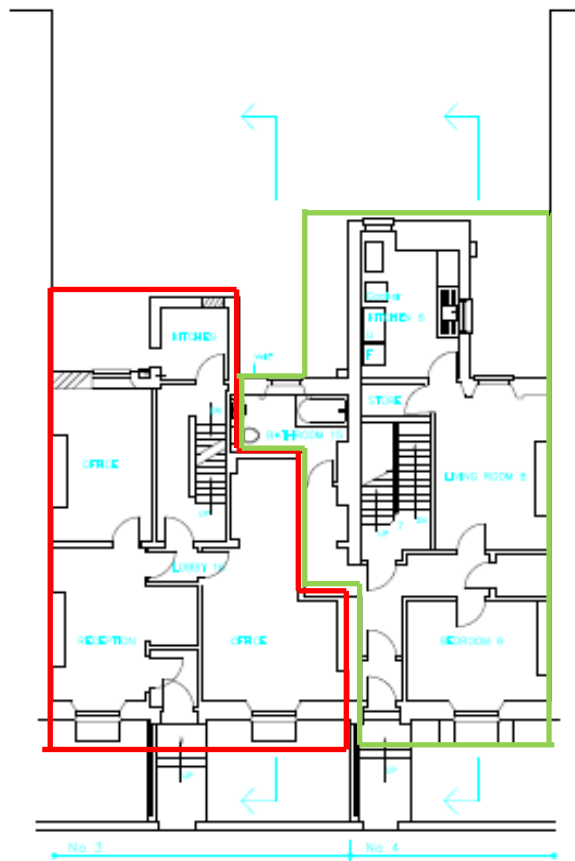
Elevation to rear lane (south)



Elevation to North Terrace



Lower ground floor



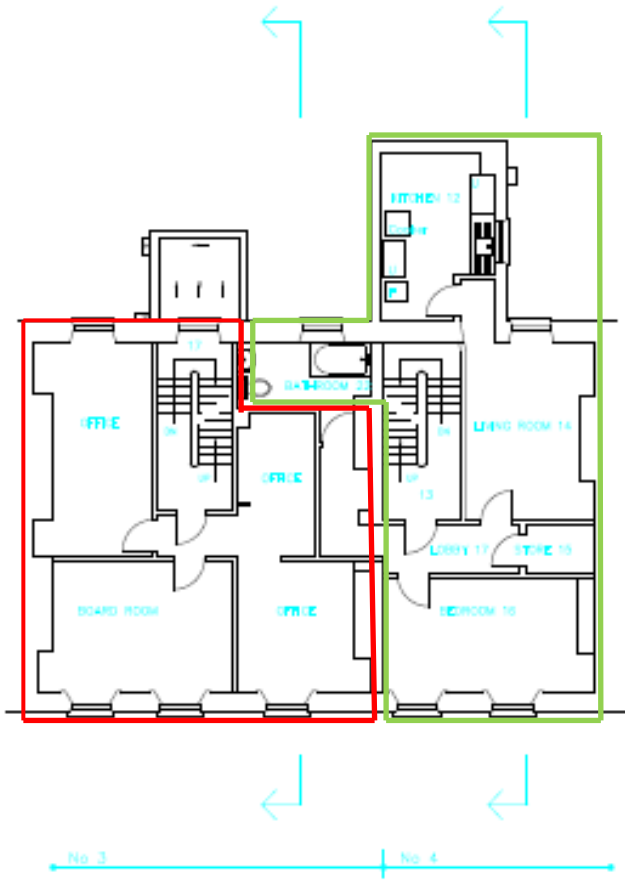
Ground floor

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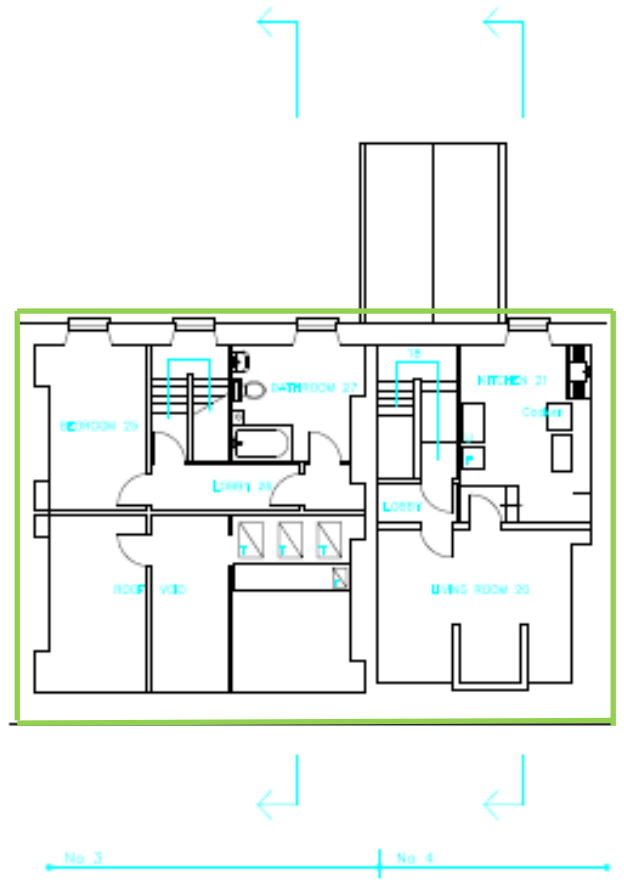
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- - Office accommodation
- - Residential accommodation



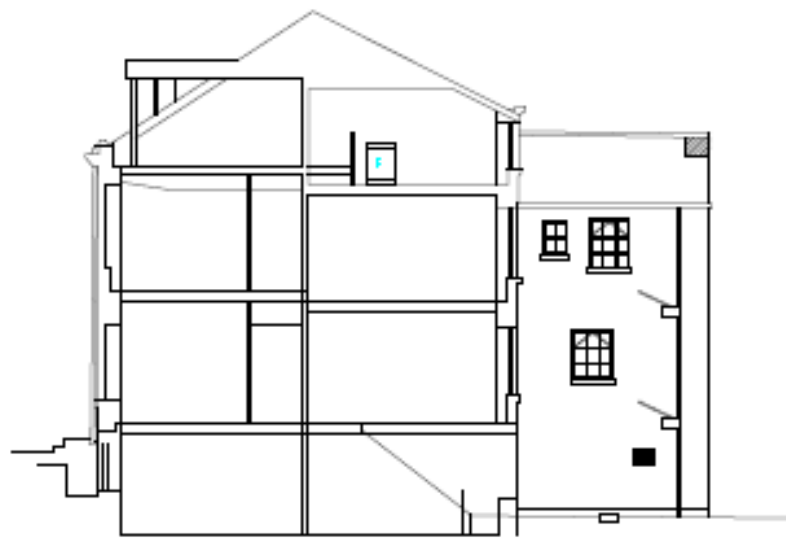
First floor



Second floor



Section through N'3

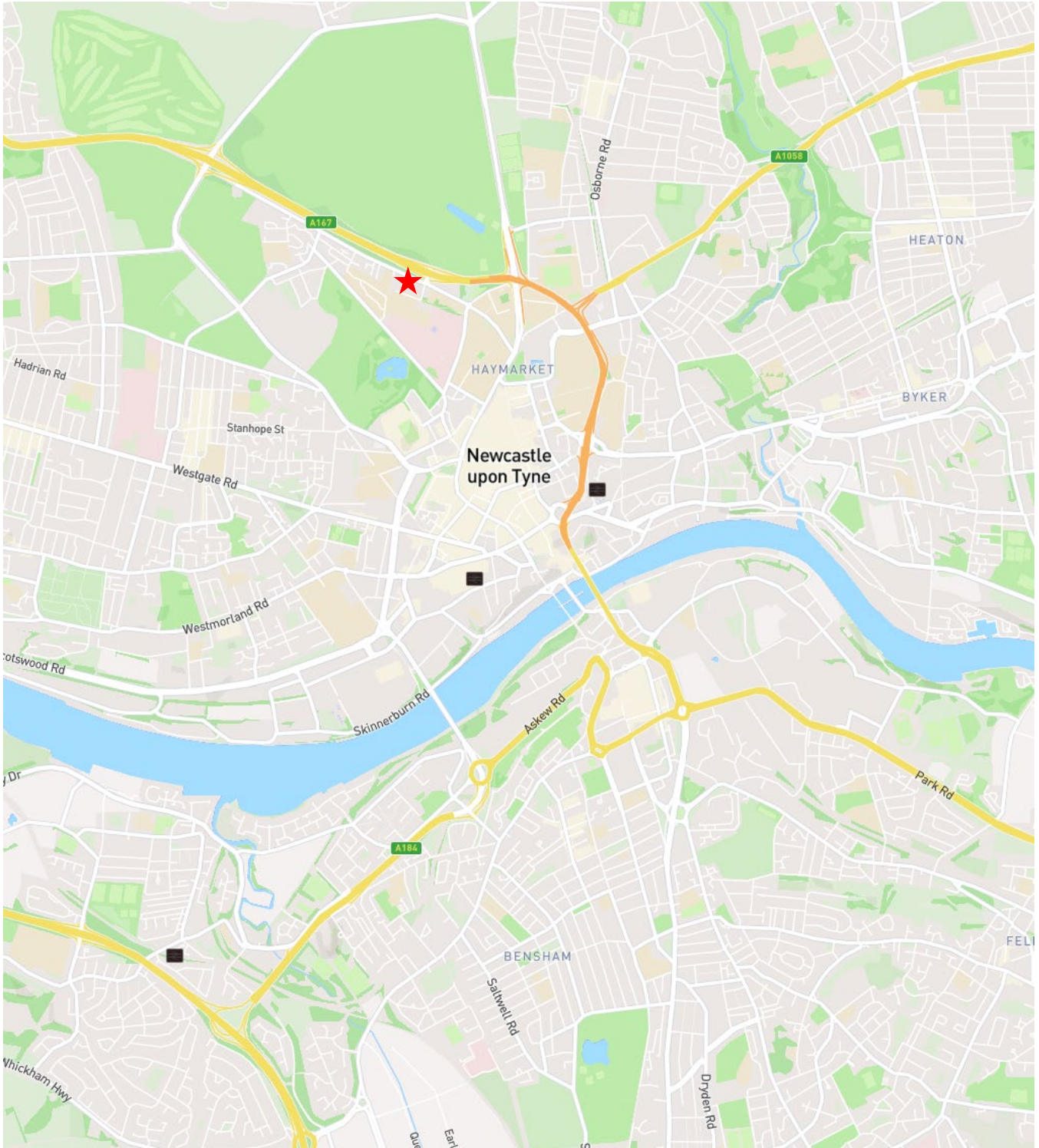


Section through N'4

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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