



2-4

# MOSLEY STREET

NEWCASTLE UPON TYNE NE1 1DG

## FOR SALE

Impressive and ornate Grade II listed property

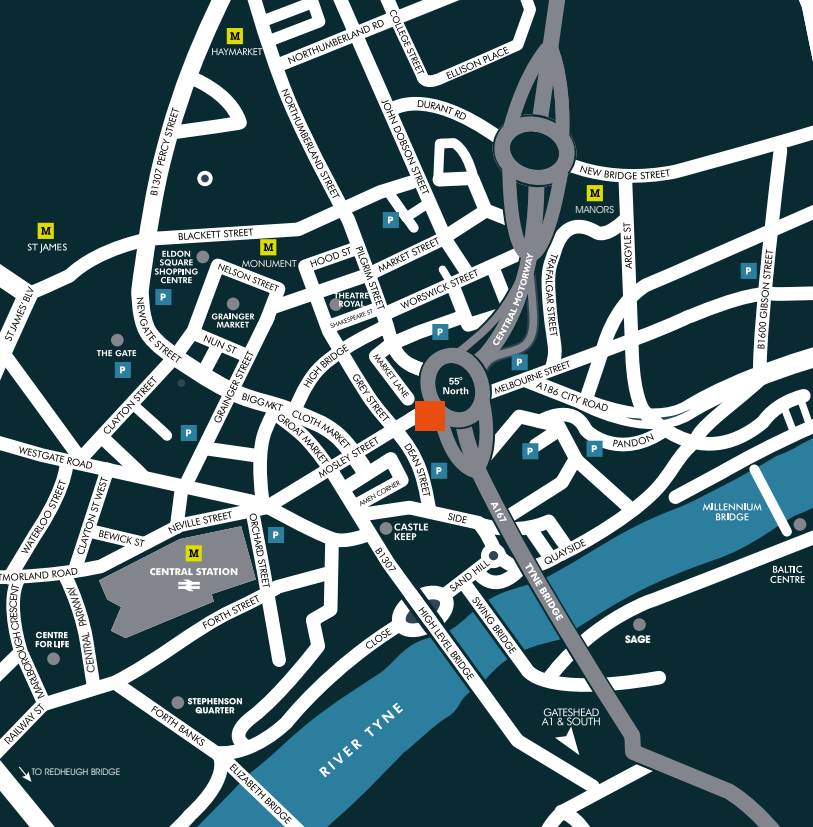
Centrally located in the heart of Newcastle

Extensive city centre property amounting to **13,150 sq ft**

Huge potential for redevelopment

Suitable for various uses subject to planning

Offers in excess of **£1,750,000**  
(One Million, Seven Hundred and Fifty Thousand Pounds) exclusive of VAT



## LOCATION

Newcastle upon Tyne is the commercial and administrative capital of the North East of England, as well as a prominent leisure and office destination for occupiers. The city is located 277 miles (365 KM) north of London, 105 miles (169 KM) south of Edinburgh and 100 miles (161 KM) north of Leeds.

The City has a population of approximately 300,200 (census 2021) a 7.10% increase since the last census and higher than England's overall average of a 6.60% increase. Newcastle forms the core of a wider Tyneside conurbation with a population extending to in excess of 1,075,000, the seventh most populous conurbation in the UK.

## COMMUNICATIONS

**Road** - the city benefits from strong road links. The A1(M) which bypasses the city to the west is the principal arterial road servicing the east coast of the UK, linking London to Edinburgh.

**Rail** - the city is located on the east coast mainline that connects London to Edinburgh and as a result benefits from excellent rail connections to the major centres of the UK, with the fastest journey time to London's Kings Cross of 2 hours 37 mins from Newcastle.

**Metro** - Newcastle Central Rail Station is also the main connection for the Tyne and Wear Metro, the underground rail network which runs throughout Tyneside. It stops at 60 destinations across the city and is considered one of the most efficient public transport systems in the UK.

**Air** - Newcastle International Airport is situated approximately 6 miles north west of the City Centre and is accessed via the A167(M) and the A696. The airport has over 5 million passengers a year serving 80 national and international destinations.

## SITUATION

Commanding a prominent corner position in the heart of the city centre, the property is situated at the east end of Mosley Street at the 55 Degrees roundabout junction just off the central motorway A167(M).

The area has been transformed recently with the developments including:

**Pilgrims Quarter, East Pilgrim Street** - a new development of 460,000 sq ft located on the corner of Pilgrim Street and New Bridge Street West. For occupation by HMRC.

**Pilgrim Place** - located at the south end of Pilgrim Street and part of the wider East Pilgrim Street development. Bank House provides over 110,000 sq ft of new Grade A offices over 12 storeys and provides a new public square. The building is now fully let and has attracted tenants which included DAC Beachcroft, Lycetts, Barclays, CUBO, Cundall and Knights.

**Pilgrim 1 and 2** - delivering approximately 263,250 sq ft of Grade A office accommodation. Pilgrim 1 will be occupied by a Department for Work and Pensions service and support centre expected to open in 2027. Pilgrim 2 will provide 90,000 sq ft of speculative Grade A office space.

**The Old Fire Station** on the corner of Pilgrim Street and Market Street - now provides Hotel Gotham a luxury and boutique hotel together with The Fire Station.

**Grey Street Transformation** - Works are now complete on Grey Street following the City Council led initiative to increase Newcastle's biodiversity introducing more nature to the City's architectural renowned streets with plants, rain gardens and narrowing the roads to widen footpaths and reduce traffic through the centre.



## DESCRIPTION

Built in 1908 by Newcombe and Newcombe for Alliance Assurance, 2-4 Mosley Street is an impressive grade II listed former bank. The property comprises a large banking hall with attractive floor to ceiling wooden panelling accessed via the main entrance. There are a further three floors of offices accessed via a separate self-contained entrance off Mosley Street complete with a lift to all floors located at this entrance.

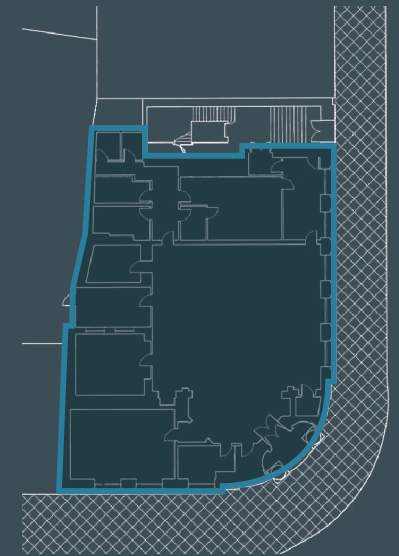
The building is of stone construction beneath a slate pitched roof. Externally the property is recognisable for its ornate Palladian style façade with a sandstone ashlar and a pink granite plinth porch with Tuscan Columns. The sandstone side elevations have decorative detailing surrounding the building's arched windows.

## ACCOMMODATION

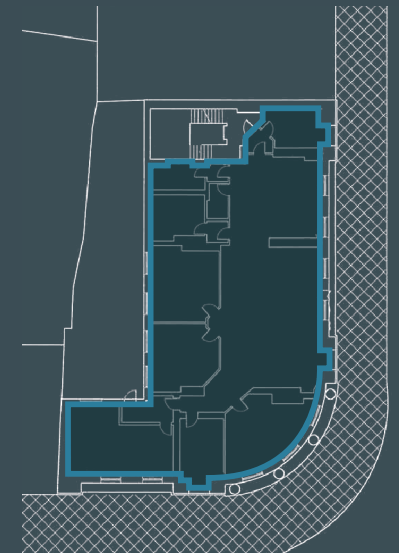
The property has been measured in accordance with the RICS Property Code of Measuring (6th Edition) and provides the following Net Internal floor areas:

FLOOR	SQ FT	SQ M
Basement	2,208	205.15
Ground floor	3,149	292.54
Mezzanine	154	13.40
First Floor	2,631	244.40
Second Floor	2,616	243.00
Third Floor	2,392	222.20
<b>TOTAL</b>	<b>13,150</b>	<b>1,221</b>

GROUND FLOOR



FIRST FLOOR



## TENURE

The property is held freehold. Title number TY128335.

## PLANNING

2-4 Mosley Street has predominantly been used as offices, with the previous tenant using the ground floor as an optician. The property is suitable for a range of alternative uses subject to planning consents. The property has a grade II listing.

## EPC

To be commissioned.

## VAT

The property is not elected for VAT.

## ANTI-MONEY LAUNDERING

A successful bidder will be required to provide anti-money laundering information in accordance with HMRC regulations when heads of terms are agreed.

## PROPOSAL

Offers are sought in excess of **£1,750,000 (One Million, Seven Hundred and Fifty Thousand Pounds) exclusive of VAT.**

## CONTACT

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**The internal images of the brochure were taken when the building was occupied in March 2023.**

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**MS** Design Ref 6841

April 2026