

- Four storey grade II listed commercial property
- Planning consent for three residential apartments (lapsed)
- Floor area 113 sq. m. (1,218 sq. ft.)
- Prime city-centre location
- Part of major Pilgrim's Quarter regeneration
- Ground floor sold off on a 200-year lease



**34 Pilgrim Street,
Newcastle upon Tyne, NE1 6SE**

Residential Development
Tenure: Freehold
Price: £225,000

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Location

34 Pilgrim Street lies at the very heart of Newcastle upon Tyne's city centre, in a location that effortlessly combines heritage, ambition and connectivity. The area is central to the Pilgrim's Quarter regeneration, which is set to become the new home for HM Revenue & Customs in the region: a stunning office block of 463,000 sq ft across six to nine storeys will house around 9,000 government workers in what will be the largest of HMRC's 14 UK regional centres.

Beyond commercial significance, the street is defined by a rich architectural legacy. Nearby stand landmarks such as the Tyneside Cinema, the 17th-century Alderman Fenwick's House, and the iconic Art Deco Carliol House, all of which contribute to the street's unique character. Just steps away, the luxurious Hotel Gotham offers boutique elegance and high-end hospitality, boosting the area's prestige and appeal.

Life around 34 Pilgrim Street is vibrant and sophisticated. The immediate surroundings offer a wide selection of restaurants, cafés, shops and cultural attractions, while excellent transport links—including a short walk to Monument Metro Station and Newcastle Central Station—make movement in and out of the area effortless. Meanwhile, the Pilgrim's Quarter regeneration promises long-term growth, transforming the neighbourhood into a thriving business, leisure and residential hub. In short, this property stands at the core of a rapidly evolving quarter that is becoming not just a workplace for thousands but a landmark destination in its own right—an exceptional opportunity for those seeking a prominent, future-focused address in Newcastle.

Planning

Listed Building Application: Internal and external alterations to create 3no. residential apartments to include installation of secondary glazing and rooflights, new roof vent, install new timber doors, partition walls and part mezzanine to first floor level, installation of internal extraction duct, refurbishment of internal walls to replace/repair plasterwork and damp proofing and widening of ground floor entrance as amended by plans submitted 19 June 2019. App Ref: 2019/0255/01/LBC App Ref: 2019/0254/01/DET Decision Issued Date: 21-06-2019 (Decision: Grant Conditionally)

Description

The property comprises a prominent corner building arranged over the first, second, and third floors, with additional loft accommodation accessed directly from Pilgrim Street. In 2019, conditional planning permission was granted for the creation of three residential apartments: two one-bedroom units and one three-bedroom unit.

The accommodation has been stripped back to the brickwork, providing a blank canvas for a purchaser to undertake a bespoke refurbishment. Generous natural light throughout creates a bright and airy internal environment. The building is Grade II listed and constructed in sandstone, with the ground floor benefitting from return frontages to both Pilgrim Street and Market Street.

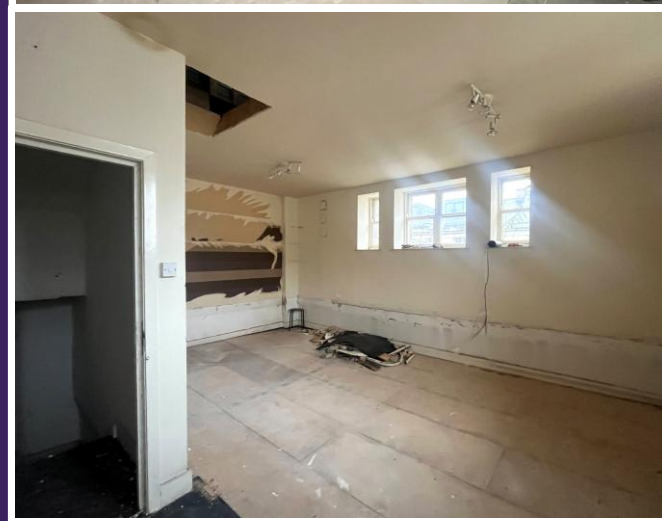
While planning consent is currently in place for residential conversion, the upper parts are suitable for a range of alternative uses, subject to obtaining the necessary consents. The ground floor and basement have been sold off on a 200-year lease dated 8 June 2018.

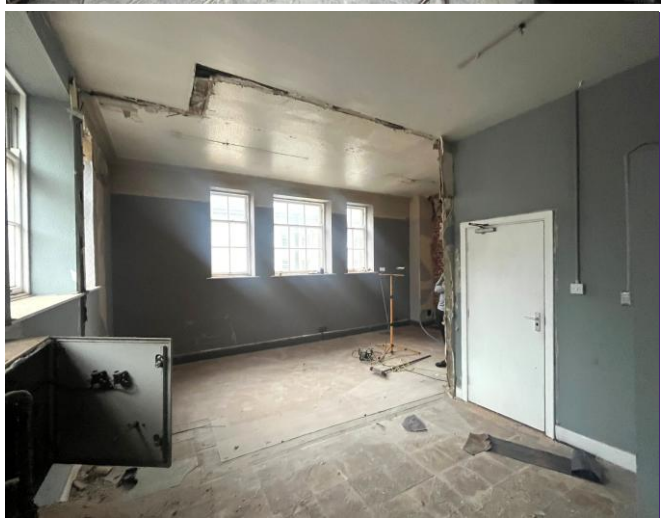
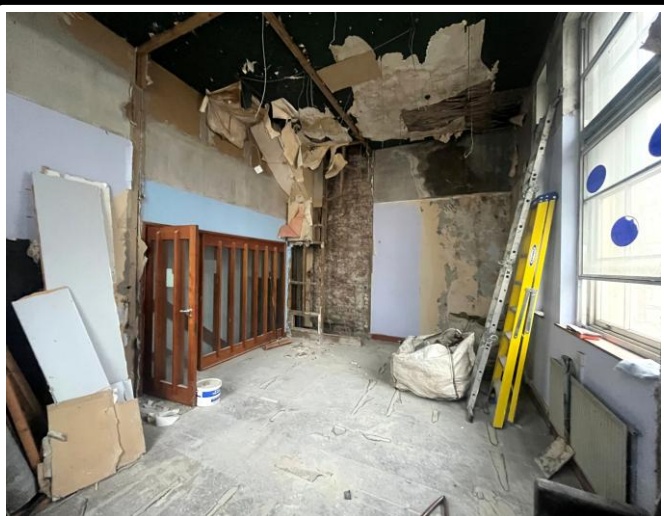
Floor Area

Area	Sq. m.	Sq. ft.	Description
First Floor	32.12	345.73	Office/WC
Second Floor	32.01	344.55	Office/WC
Third	30.34	326.57	Office
Loft	18.75	201.82	Store/WC
Total	113.22	1,218.68	

Tenure

Freehold





Listed Building

Grade II (List Entry Number: 1325961)

EPC Ratings

F

Price

£225,000

Viewing Arrangements

Strictly by appointment through this office.

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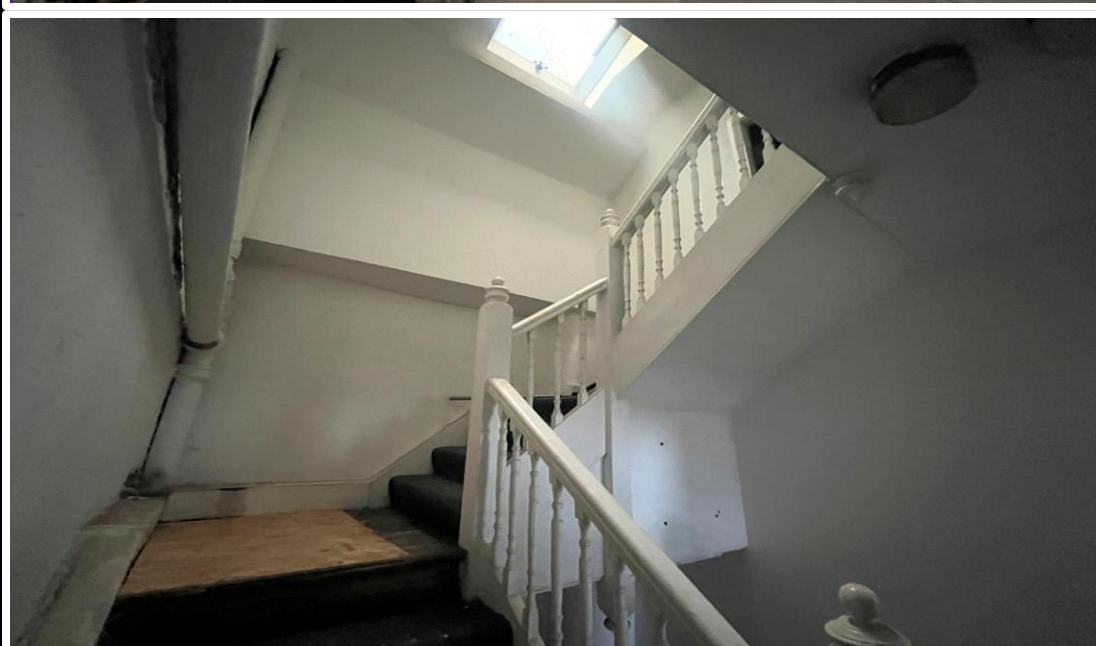
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Prepared 25th November 2025

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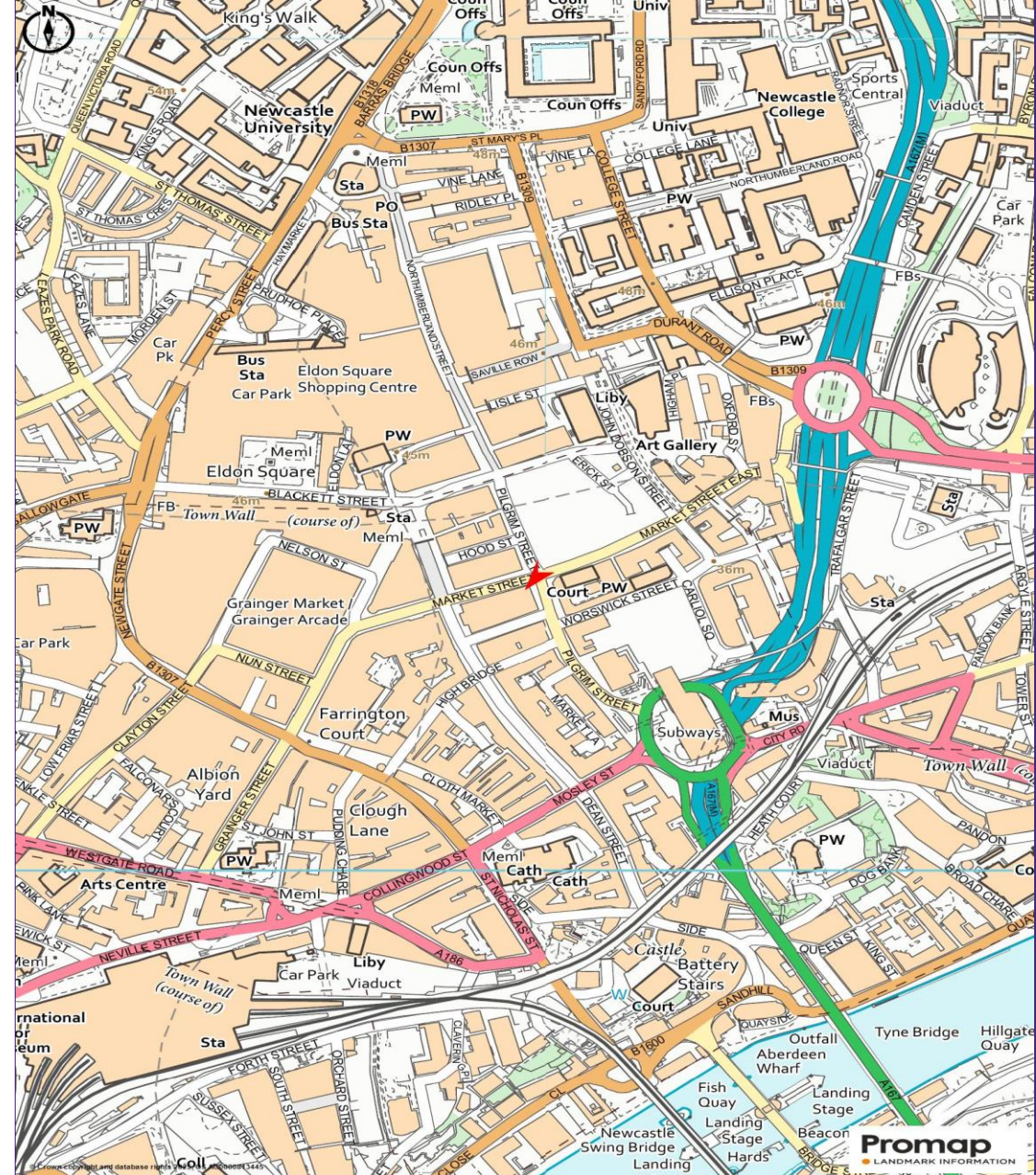
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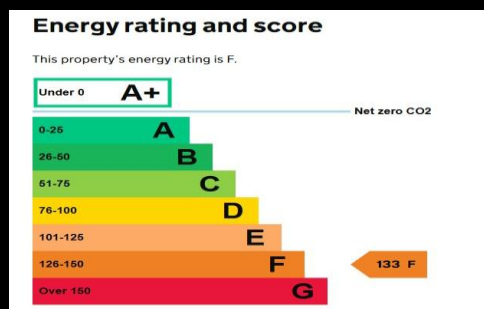
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