



## 164 Great North Road, Gosforth, Newcastle upon Tyne NE3 5JP

- Prominent former medical centre with C2 planning consent
- Planning consent for Class C2 residential home, 4 people between the ages of 7 & 18
- Net internal area 177.5 sq. m. (1,911 sq. ft.)
- Suitable for a variety of healthcare, care, office and community uses (stc)
- Prominent main road, Gosforth location
- Generous private parking to the front and an attractive enclosed rear garden
- Within walking distance of Regent Centre Metro Interchange
- Incentive packages available for suitable occupiers

**Rent: £48,000 per annum**

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## Location

164 Great North Road is situated within the highly desirable suburb of Gosforth, approximately three miles north of Newcastle upon Tyne City Centre. The property occupies a prominent position fronting the Great North Road (A1/A167 corridor), one of the principal arterial routes connecting Newcastle city centre with the northern suburbs and surrounding areas. The site benefits from excellent accessibility and connectivity, with frequent public transport services operating along Great North Road and nearby access to the Tyne and Wear Metro network via South Gosforth and Regent Centre stations.

The surrounding road network provides convenient links to Newcastle City Centre, the A1 motorway and wider regional destinations. The property lies within a predominantly residential area characterised by a mix of detached and semi-detached dwellings, residential apartments, community facilities and local services.

A range of amenities are available within walking distance, including shops, healthcare facilities, schools, recreational facilities, parks and places of worship. Gosforth High Street, a well-established district centre, is located nearby and provides a wide variety of retail, leisure and community services.

## Description

An excellent opportunity to lease this substantial semi-detached character property occupying a prominent position on Great North Road in the heart of Gosforth.

Extending to approximately 177.5 sq m (1,911 sq ft) over two floors, the property has most recently operated as a medical practice and has subsequently secured planning consent for a change of use from Class E to a Class C2 Residential Care Home for up to four young people aged between 7 and 18 years old (Planning Ref: 2025/1849/01/DET).

The property offers highly flexible accommodation comprising a mix of treatment/consulting rooms, offices, meeting rooms, staff facilities, kitchen accommodation and WC facilities across both floors. The existing layout lends itself to a variety of occupiers seeking ready-to-occupy accommodation with minimal adaptation.

Externally, the property benefits from a large forecourt providing parking for multiple vehicles and a generous private rear garden, offering further amenity space and potential operational flexibility.

The premises would suit a range of occupiers, subject to the necessary consents, including: Residential care operators, Children's homes and supported living providers, Health and wellbeing businesses, Beauty and aesthetics clinics, Dental or healthcare practices, Training and education providers, Day nurseries and childcare operators and Professional office users.

## Use Class

Change of use from former medical centre Class E to residential care home Class C2 for 4 young people between the ages of 7 and 18. Application Reference Number: 2025/1849/01/DET

## Tenure

Leasehold – A new (FRI) full repairing and insuring lease is available, terms and conditions to be agreed.

## Rent

£48,000 per annum

## Rateable Value

The 2026 Rating List entry is Rateable Value £24,500

## Viewing

Strictly by appointment through this office

## 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.

**Ref: I474 (Version 1)**

**Prepared: 02<sup>nd</sup> June 2026**

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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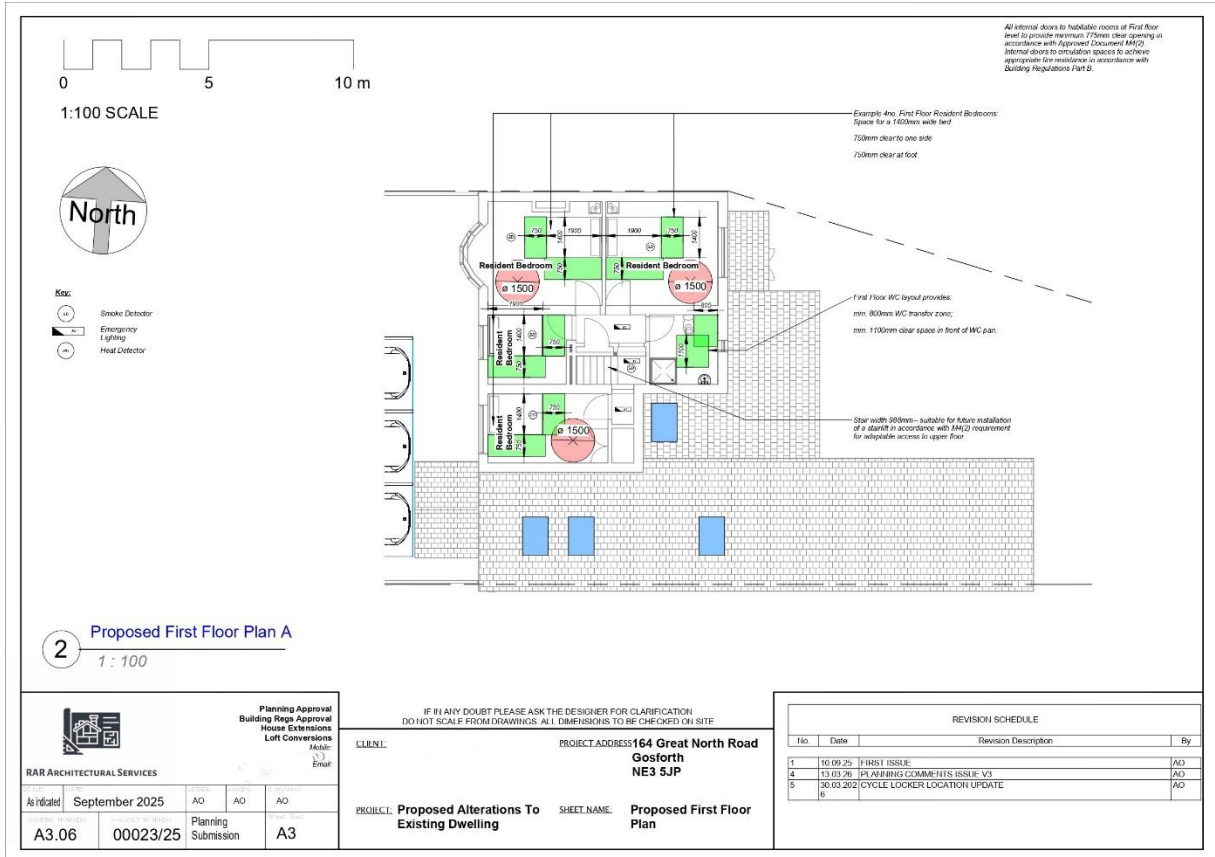
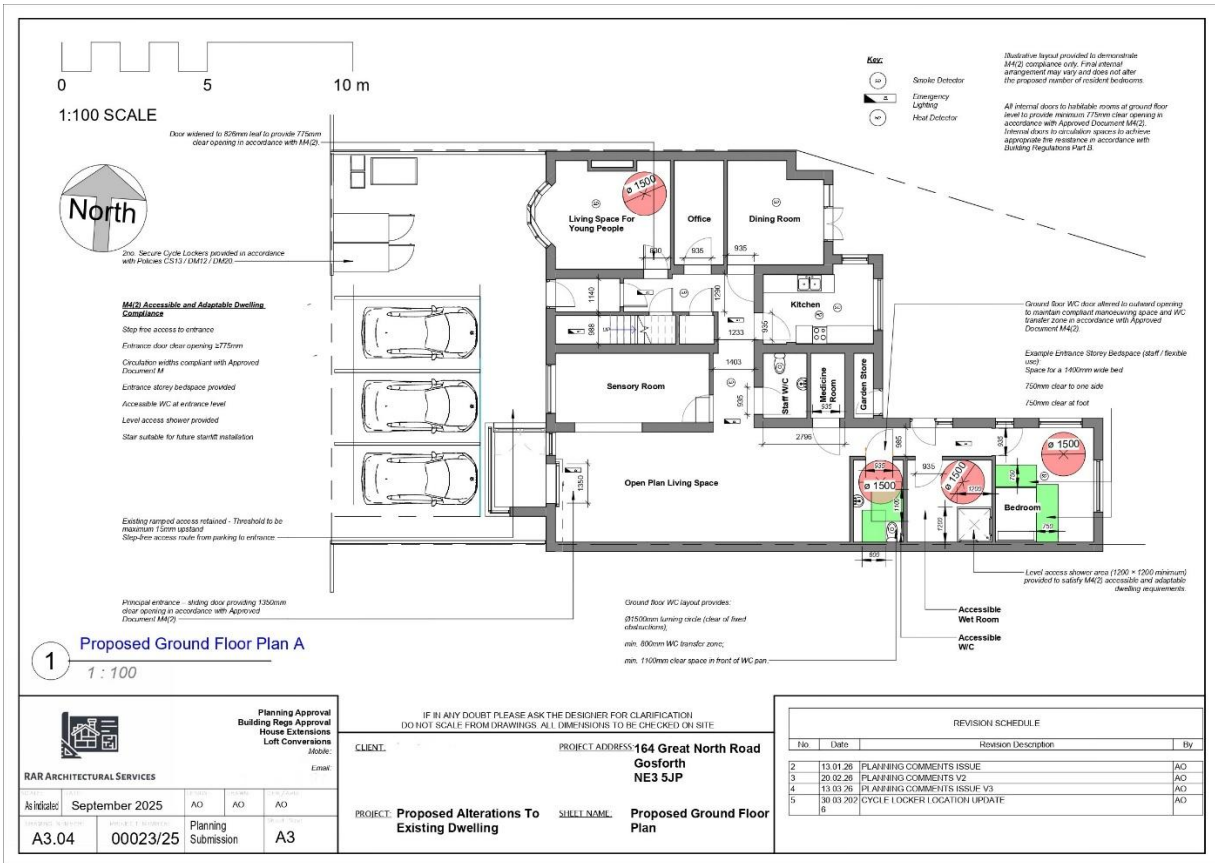
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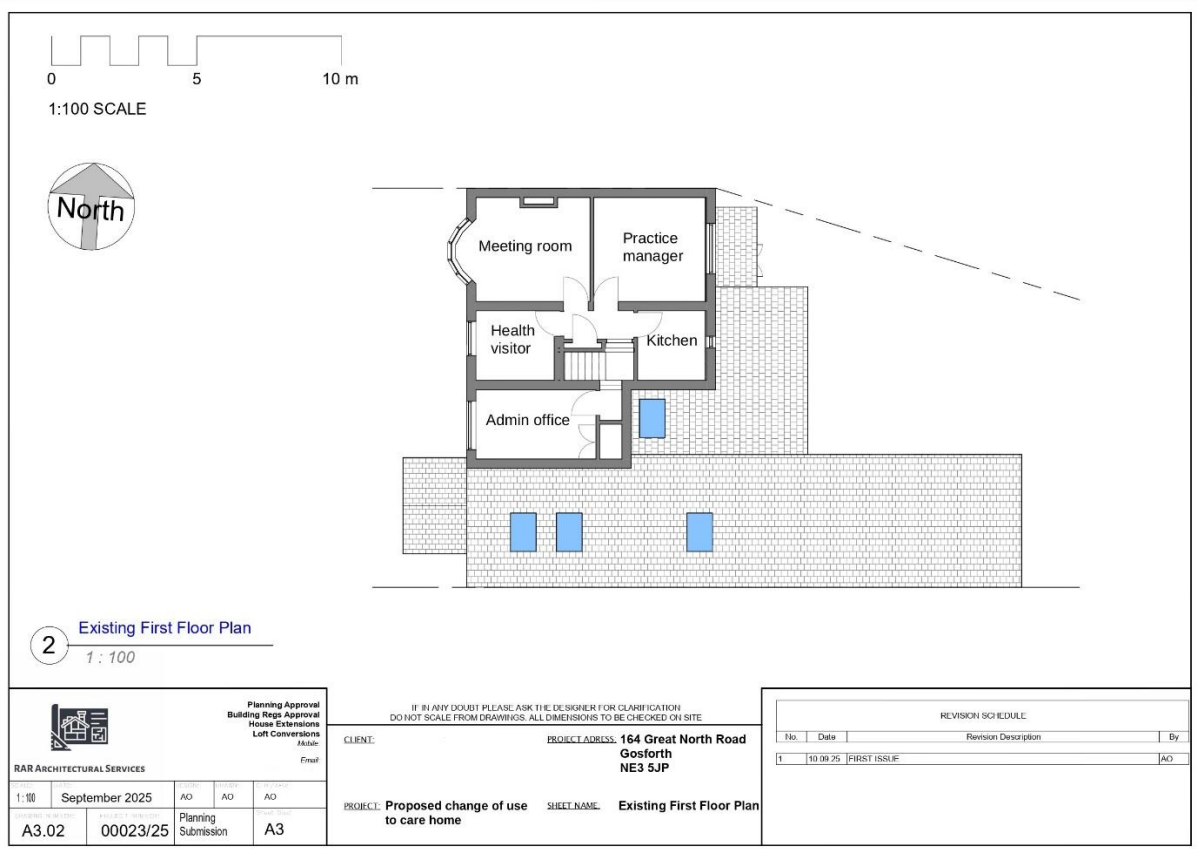
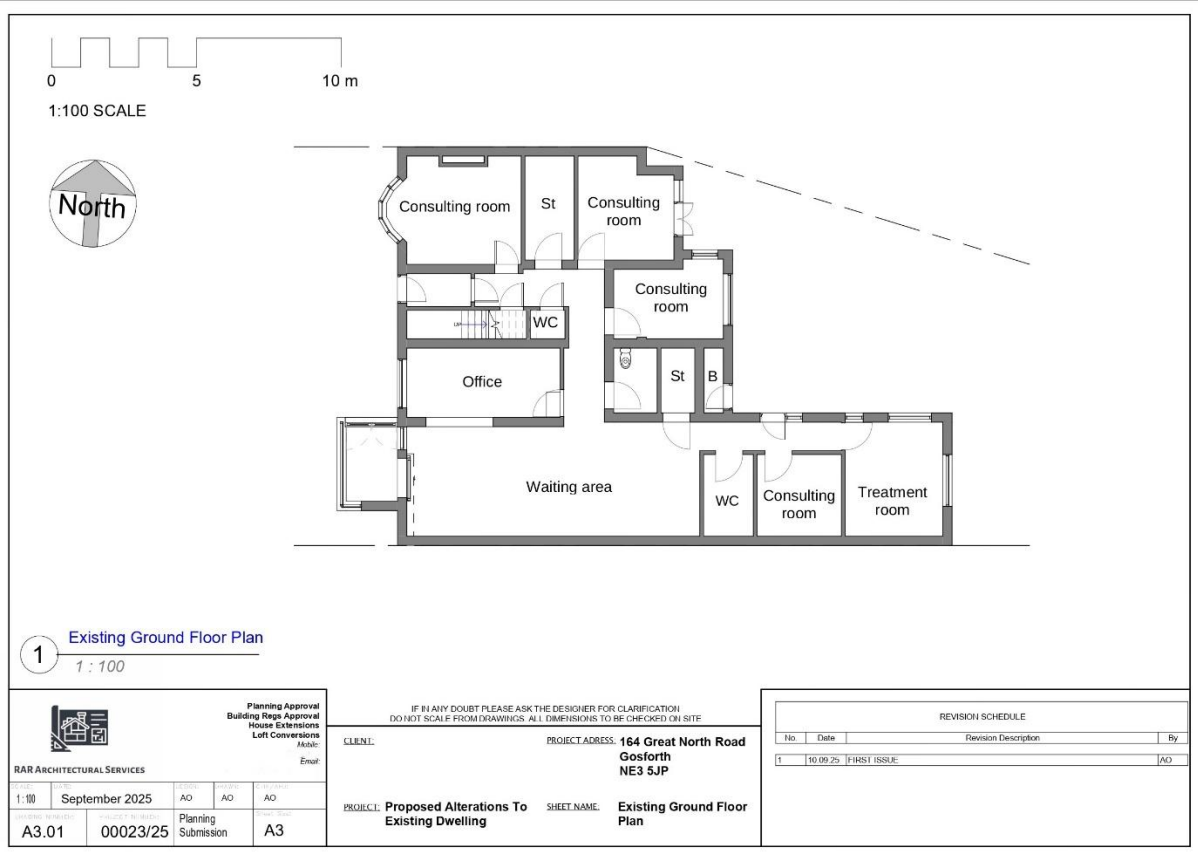
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