

- 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

Offers Over £199,950

**ROOK
MATTHEWS
SAYER**



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)

www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

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

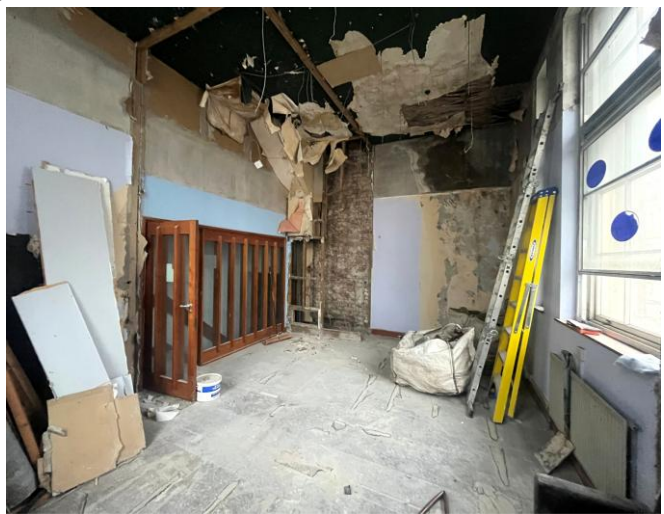
Freehold



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Listed Building
Grade II (List Entry Number: 1325961)

EPC Ratings
F

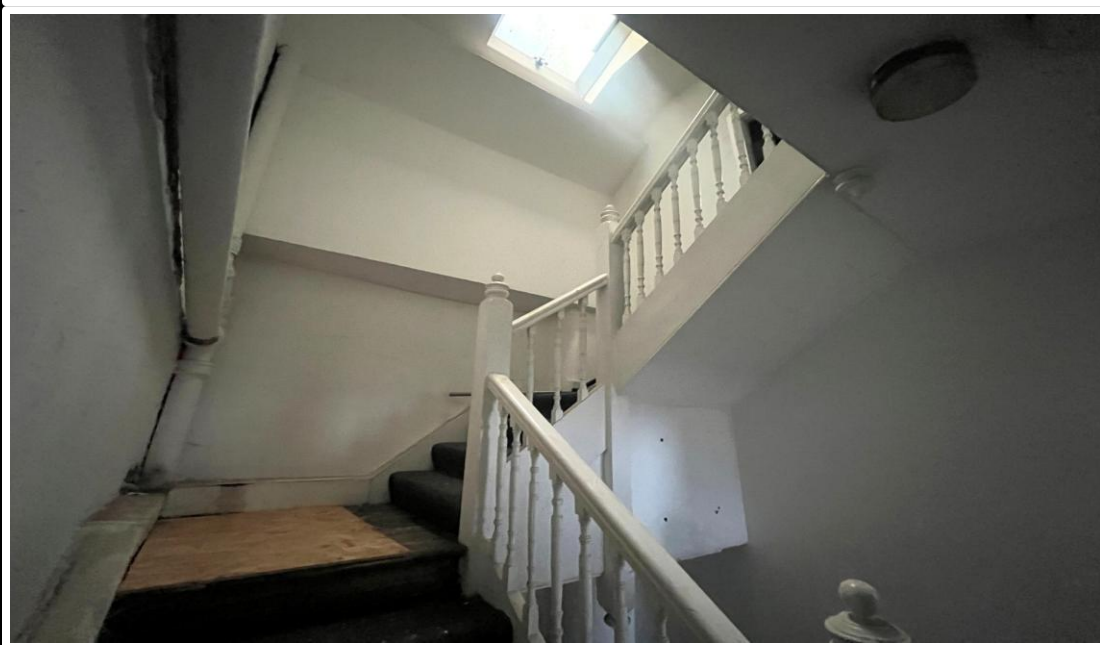
Price
£199,950

Viewing Arrangements
Strictly by appointment through this office.

Information 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.

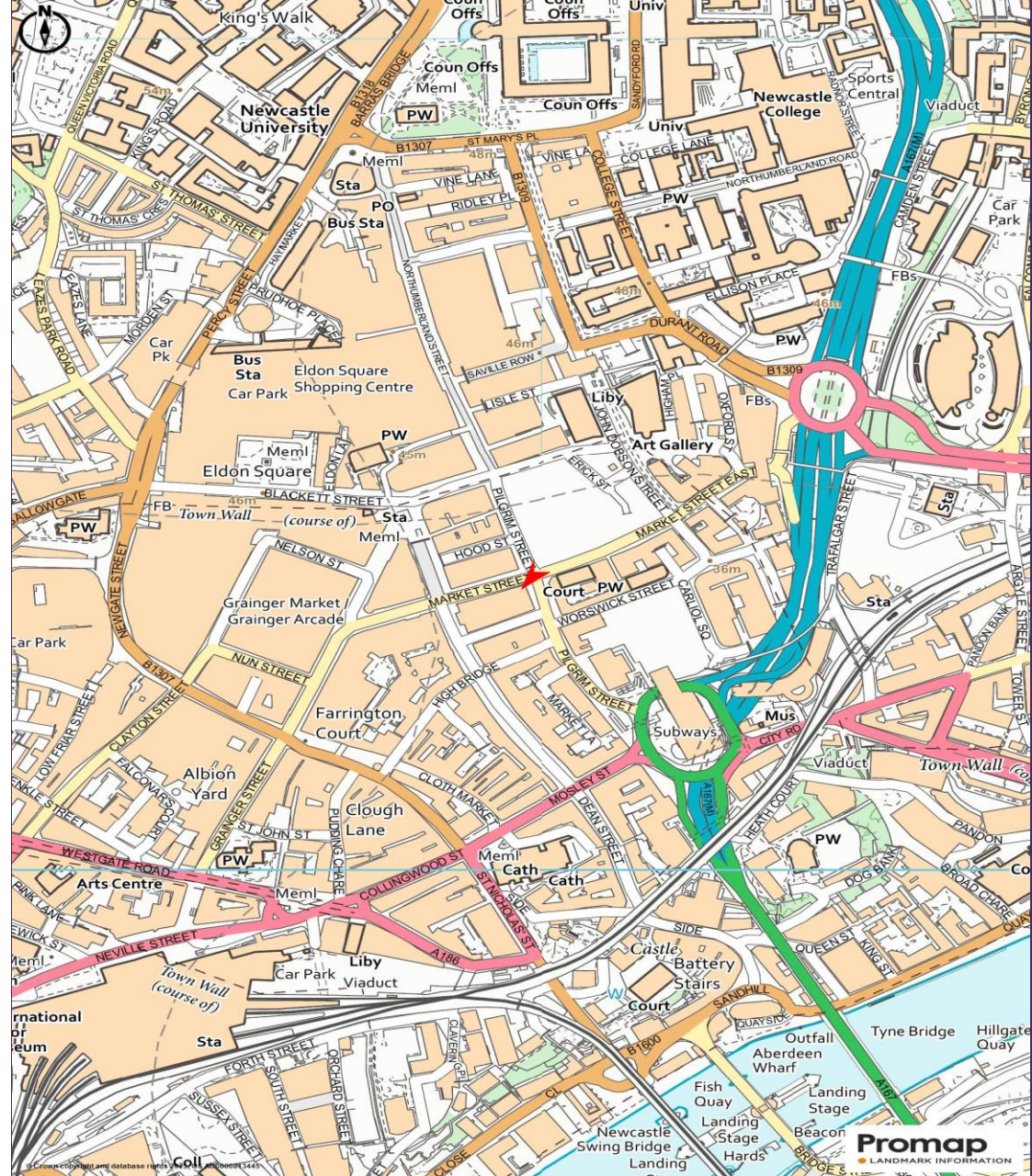
Ref I345 (Version 1)
Updated June 2026



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk





www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

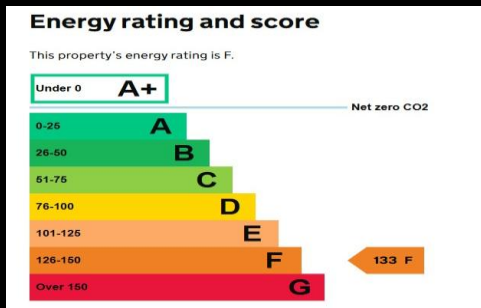
**ROOK
MATTHEWS
SAYER**



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER