

16 & 17 Framlington Place
Newcastle upon Tyne,
NE2 4AB



16 & 17 Framlington Place, Newcastle upon Tyne, NE2 4AB

- Prime Edge of City Centre redevelopment opportunity
- Existing office building of 701m² (7,543 sq ft)
- Potential for 8 car parking spaces to the rear of the property
- Strategically located in student residential area, directly adjacent to Newcastle University Campus and a short walk from Northumbria University
- Available with Full Vacant Possession

Get more information

<https://www.avisonyoung.co.uk>

Avison Young

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

Redevelopment Opportunity For Sale

16 & 17 Framlington Place
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Schedule Of Accommodation

Description	Sq. M.	Sq. Ft.
Ground floor	236.48	2,545
1 st floor	246.27	2,650
2 nd floor	218.18	2,348
Total Area	700.93	7,543

Property Highlights

16 & 17 Framlington Place comprises a large, Grade II listed, mid-terraced, four storey, brick-built office building in Newcastle Upon Tyne located directly adjacent to Newcastle University campus and within close walking distance to Northumbria University.

The property has a large garden space at the front of the property and parking to the rear of the property, currently providing space for 6 vehicles with the potential to accommodate up to 8 if required.

Opportunity

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

Framlington Place and surrounding area has a strong student presence, with parts of the Newcastle University campus being on the doorstep of the subject property and Northumbria University being approximately a 20-minute walk away.

This Grade II listed property presents an ideal opportunity for redevelopment subject to planning and Historic England consultation.

Tenure

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

Planning

16 & 17 Framlington Place is a Grade II listed property. We advise interested parties make their own enquires regarding any change of use that may be required.

EPC

The property has an EPC assessment of E (104).

Location

The property is situated on Framlington Place. 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 on foot in just under 15 minutes.

Access to Framlington Place is via Claremont Road, 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 provides access to the wider north-east region

Purchase Price

We are instructed to invite offers around **£1,200,000** for the freehold title. Formal bids must be submitted by **12:00pm on 12/01/2026**. No offers will be considered or accepted prior to the closing date. Offers will not be accepted after the closing date/time. Offers to be submitted on the form provided by Avison Young and submitted to the Trust email address included on the submission form. Offers received after the 12.00pm deadline will not be accepted.

Details of offer to include; 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 may be relevant.

The vendor reserves the right to accept the most economical offer received, in compliance with Trust standing financial instructions and NHS Estate Code.

Legal Costs

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

Rates

The Rateable Value for the subject property in its current use as commercial offices is £53,500. The property is also subject to Business Improvement District (BID) levy. Interested parties should make their own enquiries in relation to rates.

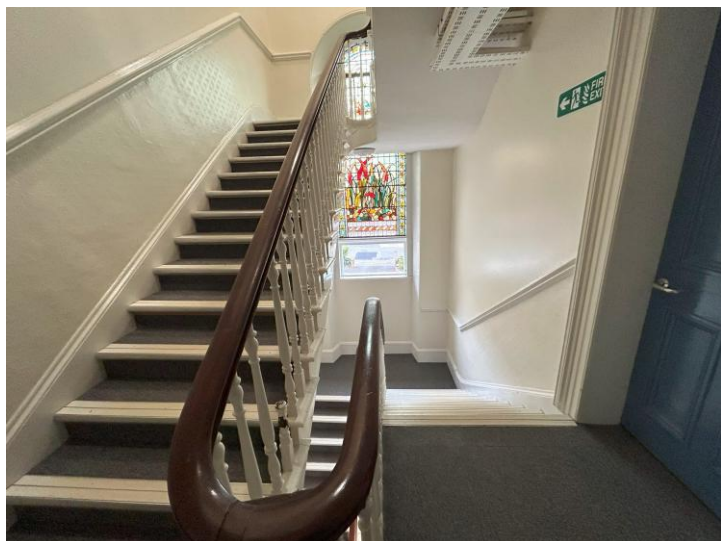
VAT

The property is not subject to VAT but will attract SDLT at the applicable rate.

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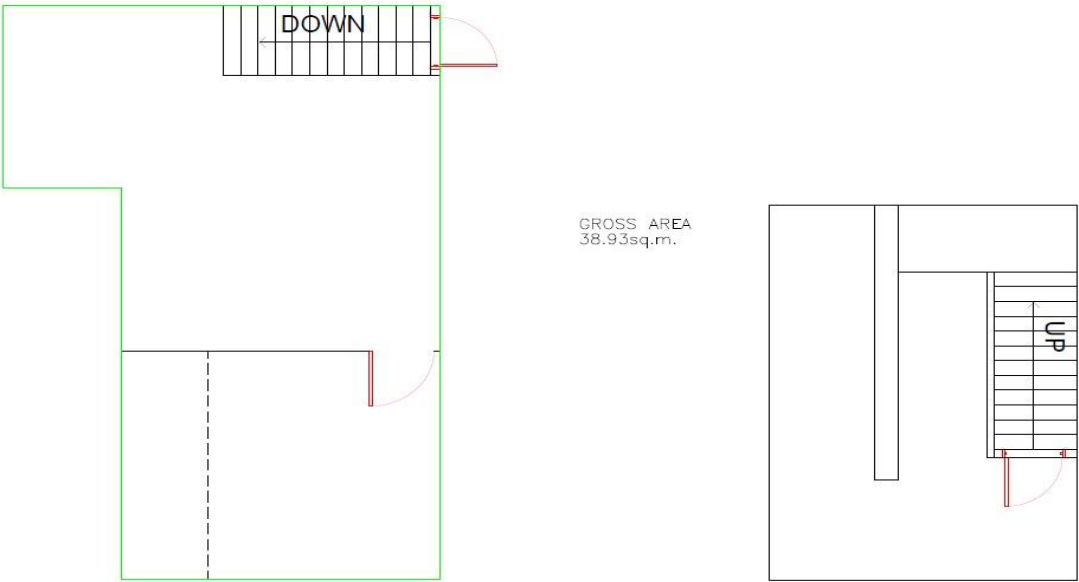
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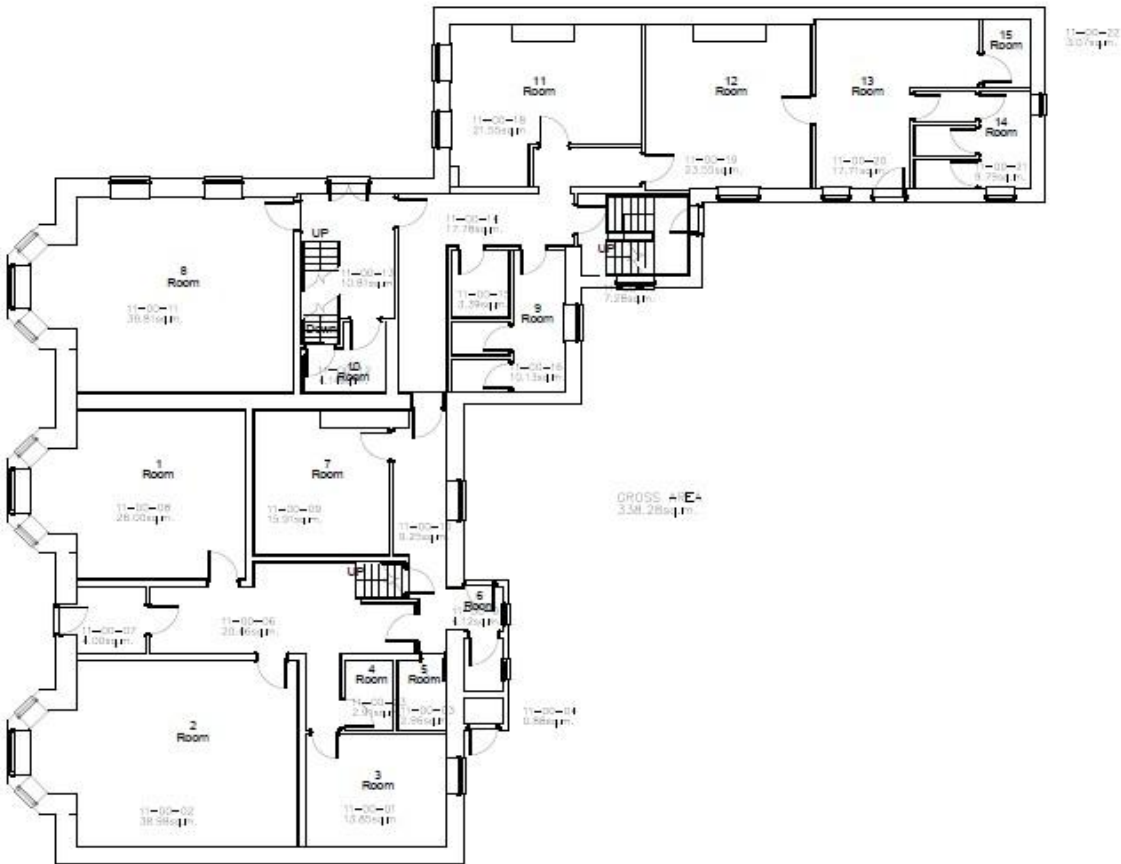
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Basement



Ground Floor



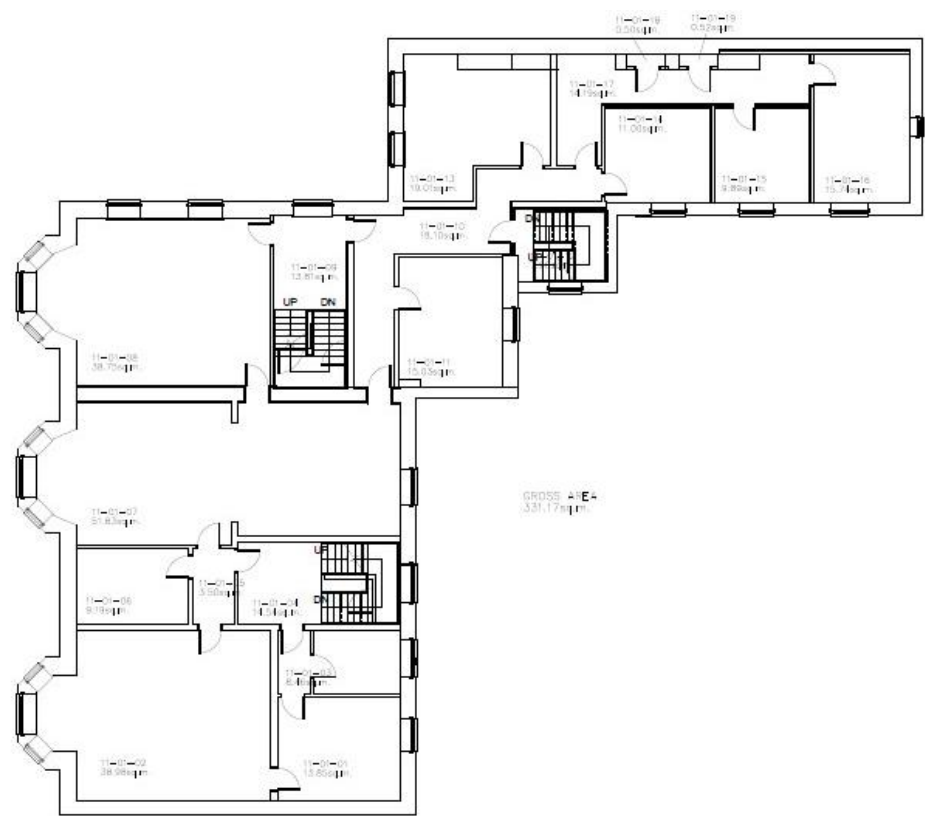
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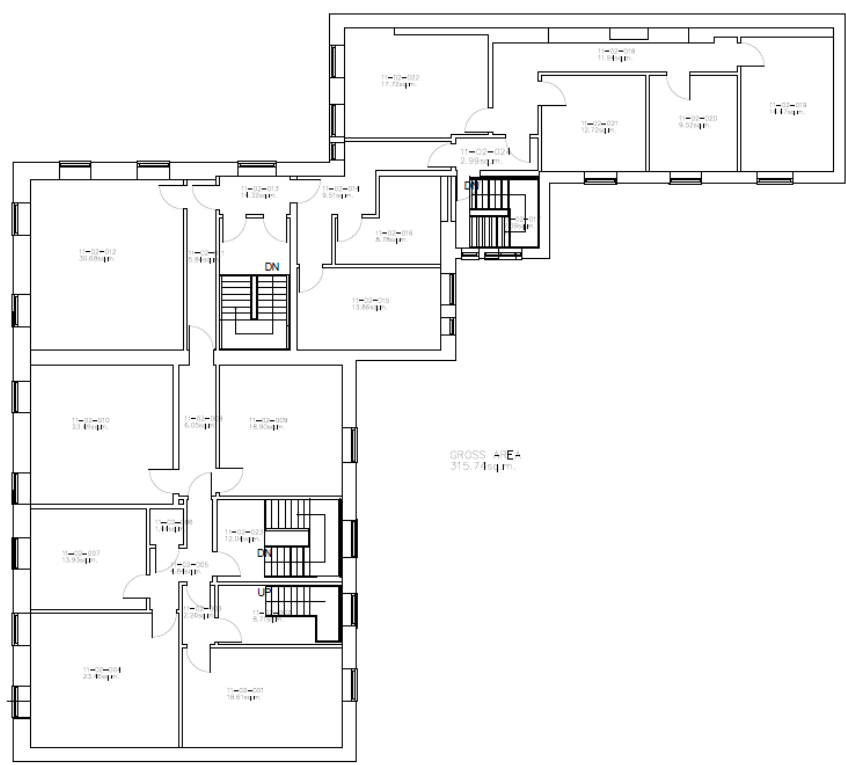
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First Floor



Second Floor

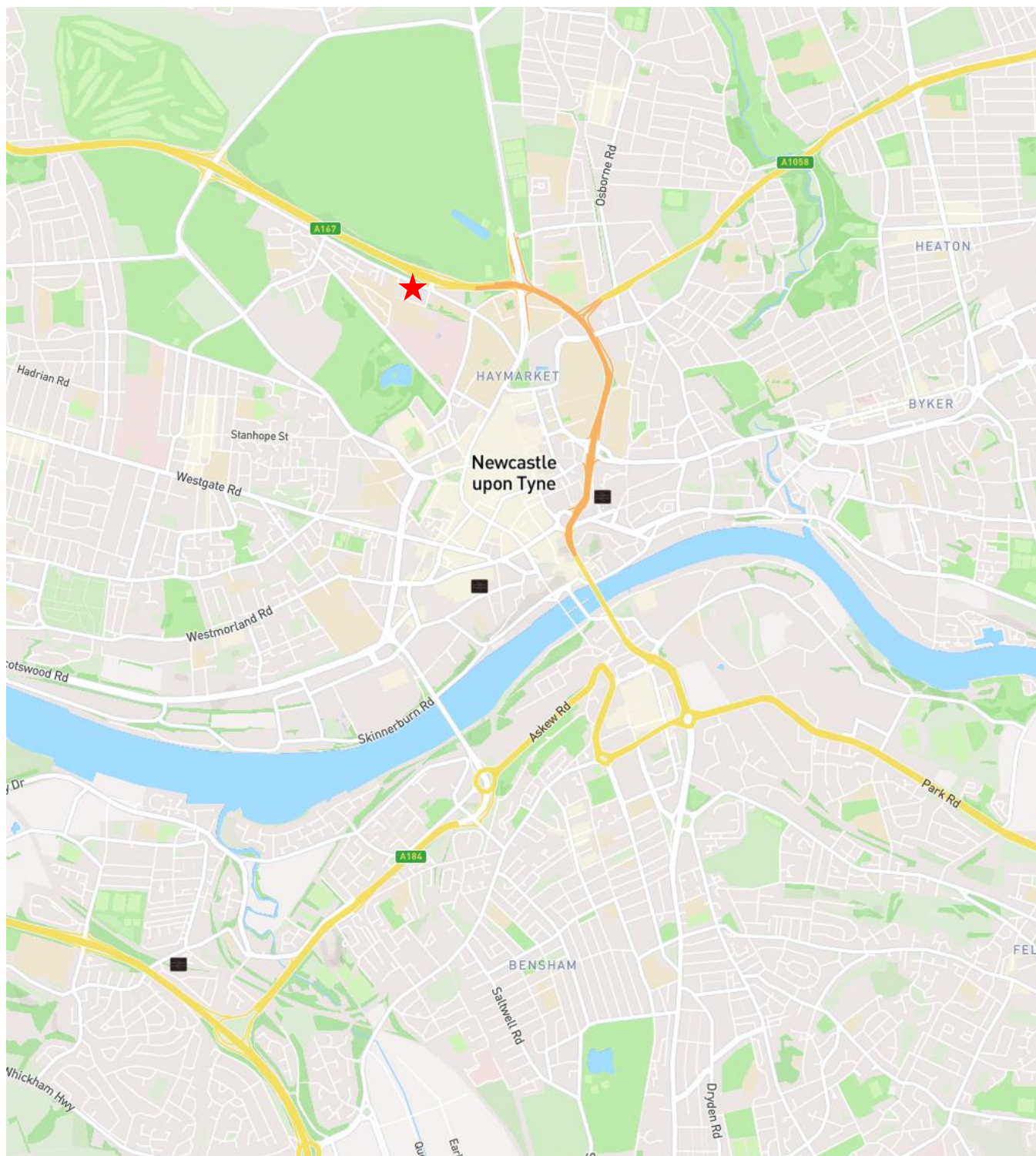


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Get more information

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1. Corporate structure and ownership details.
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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