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# For Sale 3C St James Gate

Newcastle upon Tyne, Tyne and Wear, NE1 4AD



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Information Memorandum



## Location

3C St James Gate offers exceptional connectivity just a 10-minute walk from Newcastle Central Station, providing seamless access to both the regional Metro network and national rail services.

The property is located in an amenity-rich part of the city, surrounded by a vibrant selection of shops, cafés and restaurants, ensuring convenience and variety on the doorstep.

Road links are equally strong. Positioned at one of the main gateways into the city, St James Gate sits close to the Redheugh Bridge and St James Boulevard, offering fast and efficient access across Tyneside, Durham and Northumberland.

The area is also well served by parking options, with the Time Square, Grainger Town and Stephenson Quarter multi-storey car parks all within a 10-minute walk.

## Description

Accessed via an attractive, landscaped archway and opening onto a spacious courtyard plaza with convenient drop-off and pick-up bays, 3C St James Gate offers a two-storey, shell-and-core commercial space with its own dedicated entrance.

The interior benefits from an exposed ceiling finish, creating a fresh, contemporary aesthetic complemented by generous floor-to-ceiling heights.

Recently stripped back, the space provides a highly flexible blank canvas, well suited to a variety of potential uses (subject to planning).

## Floor Area

| 3A St James' Gate | Floor Area sq.m | Floor Area Sq. ft |
|-------------------|-----------------|-------------------|
| Ground Floor      | 256.20          | 2,758             |
| First Floor       | 289.32          | 3,114             |
| <b>Total</b>      | <b>545.52</b>   | <b>5,872</b>      |

## EPC

B(40)

## Sale Price

£375,000.

## Terms

The property is available by way of a 999 year long leasehold purchase.

## Ratable Value

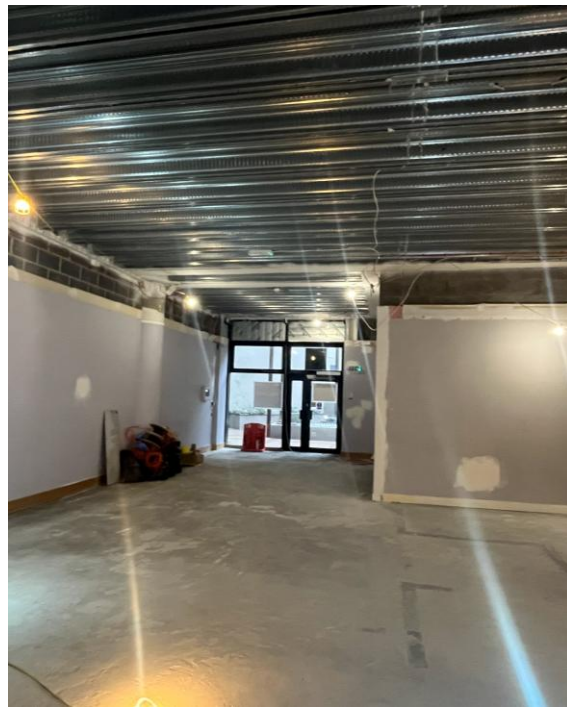
The ratable value of the property will need to be assessed following the recent strip out.

## Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

## VAT

The Property is currently opted to tax.





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Particulars dated December 2025. Photographs dated November 2025.

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