

# 1.27 ACRE FREEHOLD DEVELOPMENT SITE

WITH PLANNING PERMISSION\*

FOR SALE OR TO LET



ADJACENT TO THE GALLERIES SHOPPING CENTRE AND NEW STARBUCKS DRIVE THRU (COMPLETION DEC 2024)



A182

Bus Station

A1231

WASHINGTON LEISURE CENTRE



Sainsbury's

M&S  
EST. 1884

Range  
Home, Garden & More

Tim Hortons



Parkway

LCP  
part of M'Core

01384  
400123



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**STARBUCKS™**

PoGo  
CHARGE

WASHINGTON  
LEISURE CENTRE

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## Location

The site occupies a prominent roadside location adjacent to The Galleries Shopping Centre benefitting from high levels of passing traffic, while being opposite a new Starbucks drive thru and Pogo EV charging (under construction), and Washington Leisure Centre.

Washington sits between Durham, Newcastle and Sunderland. The Galleries is the town centre, providing a focal point for the local population.

- Catchment population of 500,000
- 2,500 free carparking spaces
- Dedicated Bus Station

## Site Area

1.27 Acres (55,321 sq.ft / 5,139 sq.m)

## \*Planning

The site benefits from detailed planning consent (Sunderland City Council – Reference 23/01839/FUL) for Class E (a),(e) and (g) uses. The site is suitable for a variety of retail, trade and service uses subject to planning.

## Services

Capped mains services will be available at the site boundary.

## Price/Rent

Upon application

## Data Room

See more information [here](#)



**WASHINGTON**

- NEWCASTLE (22MIN)
- NEWCASTLE AIRPORT (30MIN)
- DURHAM (20MIN)
- LEEDS AIRPORT (1H 40MIN)
- EDINBURGH (2H 15MIN)
- GALLERIES SHOPPING CENTRE
- SUNDERLAND (23MIN)
- LEEDS (2H 15MIN)

### Contact Details

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