

# 2.54 ACRE FREEHOLD DEVELOPMENT SITE

SUBJECT TO 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



STARBUCKS



Sainsbury's

M&S  
EST. 1884



LCP  
part of MCore

01384  
400123



searchlcp.co.uk



Parkway

Tim Hortons



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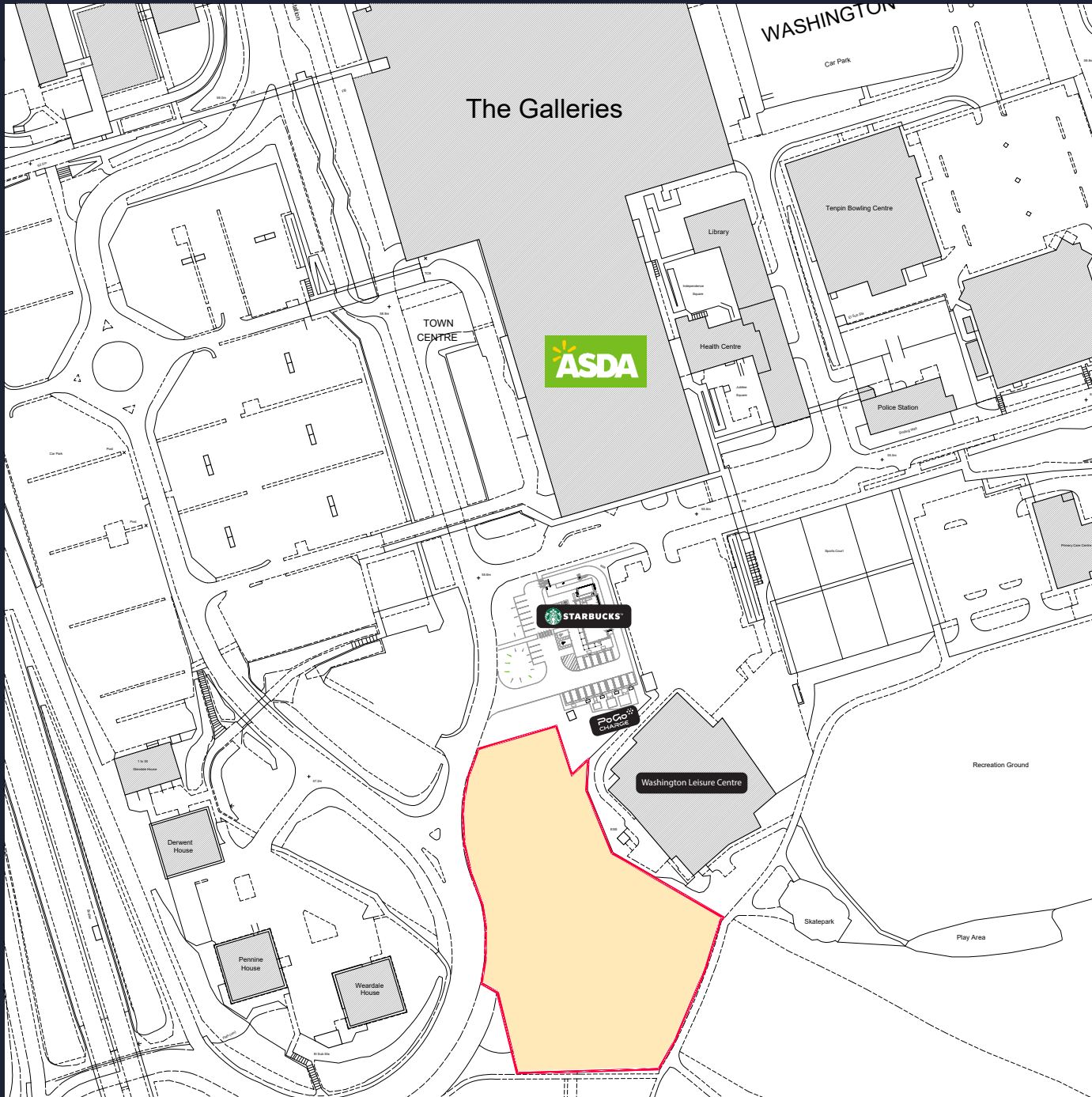
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## Location

The site occupies a prominent roadside location adjacent to The Galleries Shopping Centre benefitting from high levels of passing traffic, while being adjacent to 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

2.54 Acres (110,653 sq.ft / 10,280 sq.m)

## Planning

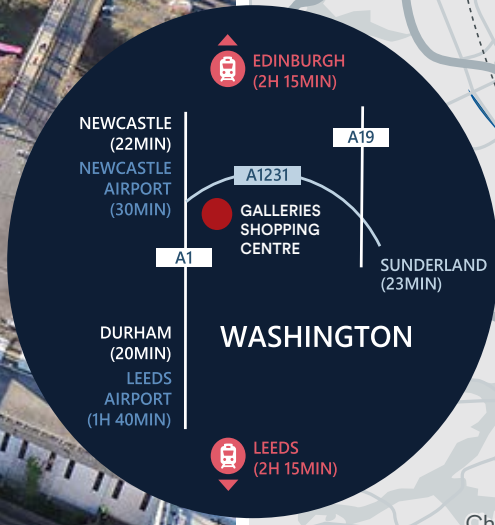
The site is suitable for a variety of uses subject to planning. Interested parties should make their own enquiries with Sunderland City Council regarding potential uses for the site. For reference, the adjacent site has the benefit of detailed planning consent (Sunderland City Council – Reference 23/01839/FUL) for Class E (a),(e) and (g) uses.

## Services

Capped mains services will be available at the site boundary.

## Price/Rent

Upon application



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**SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

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