

2.54 ACRE FREEHOLD DEVELOPMENT SITE

SUBJECT TO PLANNING*

FOR SALE OR TO LET

M

THE GALLERIES

ADJACENT TO THE GALLERIES
SHOPPING CENTRE AND NEW
STARBUCKS DRIVE THRU

FOR SALE OR TO LET



A182

Bus Station

A1231

WASHINGTON
LEISURE CENTRE

PoGo
CHARGE
STARBUCKS

ASDA

Sainsbury's

M&S
EST. 1884

Range
Home, Leisure & Garden

Tim Hortons



BUZZ
Bingo

hollywood
bowl

Parkway

M^{Core}
LCP UK

01384
400123



lcpgroup.co.uk

2.54 ACRE FREEHOLD DEVELOPMENT SITE

SUBJECT TO PLANNING*

FOR SALE
OR TO LET



WASHINGTON
LEISURE CENTRE

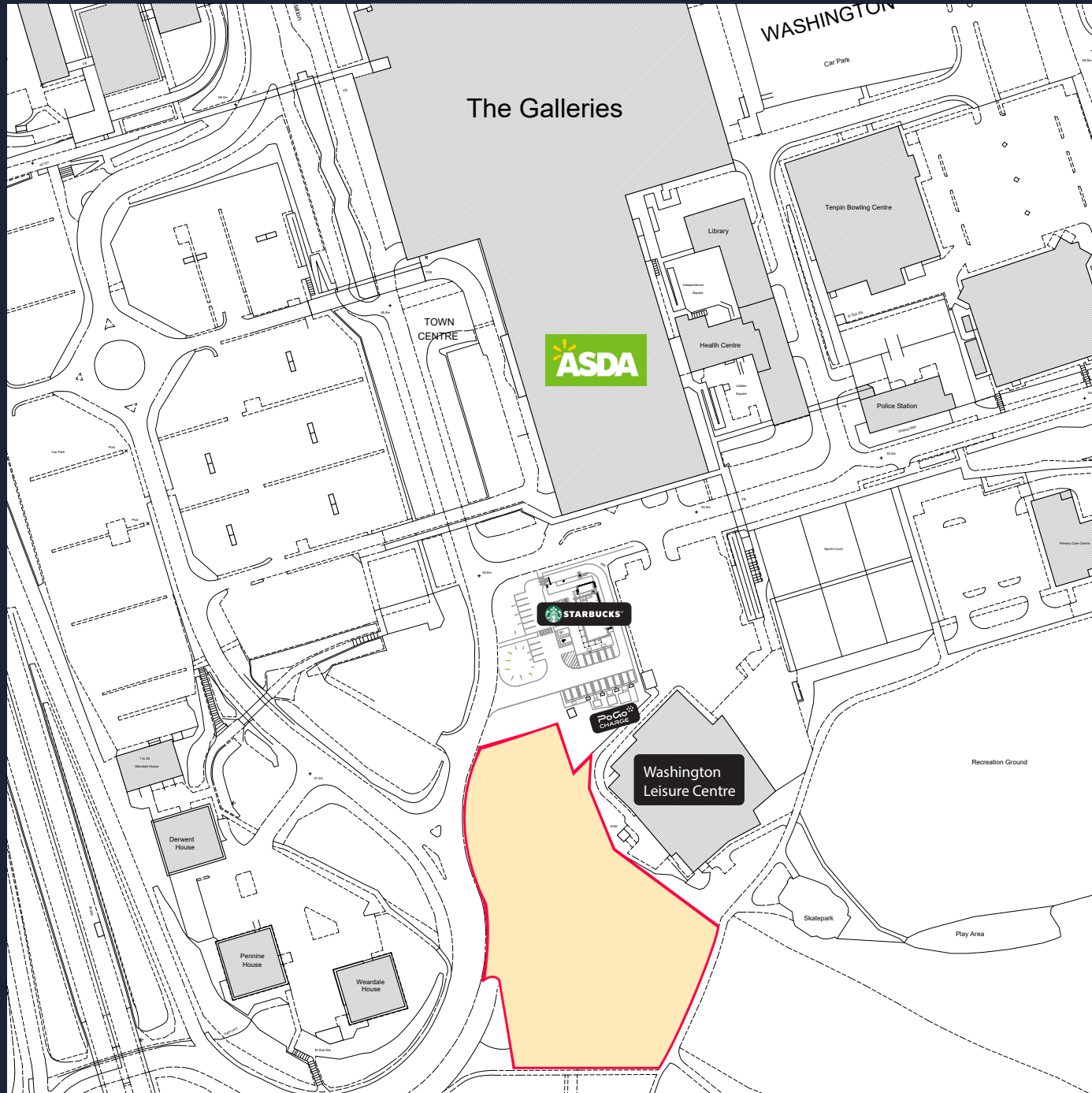


PoGo
CHARGE
STARBUCKS™

2.54 ACRE FREEHOLD DEVELOPMENT SITE

SUBJECT TO PLANNING*

FOR SALE
OR TO LET



Location

The site occupies a prominent roadside location adjacent to Washington Leisure Centre and MGalleries Shopping Centre, benefitting from high levels of passing traffic, and visibility. A new Starbucks drive thru and Pogo EV charging station are prominently situated at the front of the site. The A182 dual carriageway is easily accessible.

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

Price: Offers in excess of £500,000 + VAT.

Rent: POA



MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

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/sector-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. 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.

Corporate www.lcpgroup.co.uk

Available Property Search www.lcpgroup.co.uk/properties

in [linkedin.com/company/lcpgroup](https://www.linkedin.com/company/lcpgroup)

23-10-25 OCT25

Contact Details

mre McMULLEN
REAL ESTATE

020 3058 0200
www.mcmullenre.com

Mark Crookes
M: 07831 265072
E: mcrookes@mcmullenre.com

Peter Barker
M: 07960 978975
E: pbarker@mcmullenre.com

RAWSTRON  **JOHNSON**

0113 450 7000
www.rj-ltd.co.uk

Adrian Johnson
M: 07747 610111
E: adrian@rj-ltd.co.uk

Owned and managed by

M **M[®]Core**
LCP UK

01384 400123
lcpgroup.co.uk



Simon Eatough
M: 07771 764148
E: SEatough@lcpproperties.co.uk