

# 2.54 ACRE FREEHOLD DEVELOPMENT SITE

SUBJECT TO PLANNING PERMISSION\*



ADJACENT TO THE GALLERIES  
SHOPPING CENTRE AND NEW  
STARBUCKS DRIVE THRU

(COMPLETION DEC 2024)



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FOR SALE  
OR TO LET

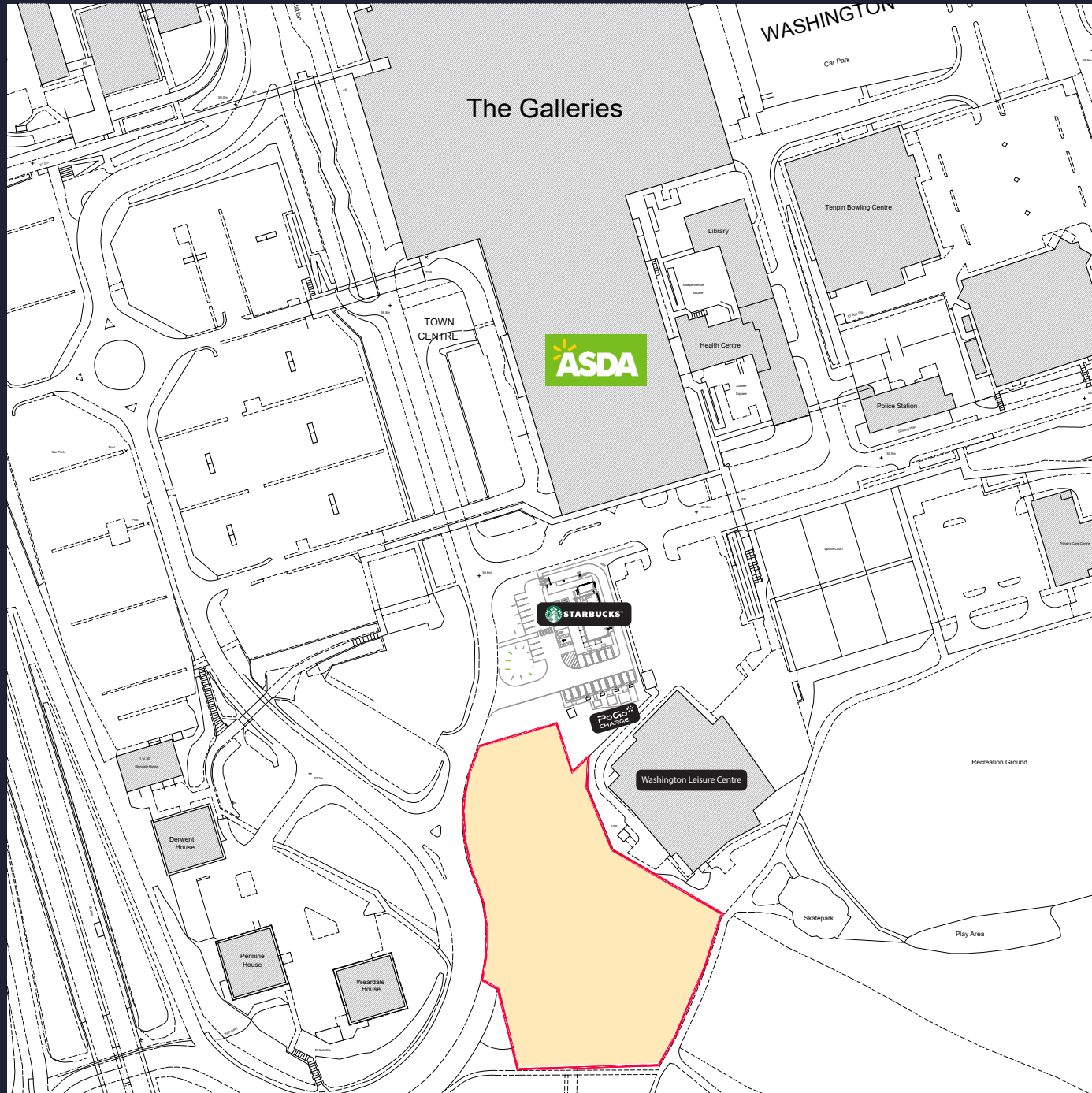




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## Location

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

Offers in excess of £500,000.



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