

RETAIL AND LEISURE PARK | DL14 9AA



PHASE
TWO

PHASE 1 - Open and trading | 164,250 sq ft | New lettings:



PHASE 2 - Planning granted | 102,500 sq ft of additional out of town retail space | From 1,500 to 41,200 sq ft



PHASE 2

SUMMARY

Bishop Auckland Retail and Leisure Park is a major retail hub for County Durham, with notable retailers including *The Range* and *Home Bargains*. Other nearby retailers include *Sainsbury's*, *Boots*, *Lidl*, *M&S*, *Next* and *Tesco Extra*.

The Retail and Leisure Park occupies a prominent position on the A688. **Phase 2** will deliver a further **102,500 sq ft** of retail accommodation alongside **400** additional customer and staff car parking spaces.



PHASE 1 OCCUPANTS

- 1 Popeyes
- 2 Hays Travel
- 3 Greggs
- 4 Tui Travel
- 5 Kaspas's Desserts
- 6 Costa Coffee
- 7 Reel Cinema **Open Easter 2026**
- 8 Little Sicily
- 9 Uno Memento
- 10 TAO Wok N Roll
- 11 The Bake
- 12 Nando's
- 13 Kosmic Kingdom Soft Play
- 14 Game On Bowling
- 15 PureGym
- 16 The Range
- 17 Home Bargains

20 minute
drive-time
catchment of
approximately
246K
people*

Approximately
16,000
vehicles per day
pass the site

350 metres
of frontage
to the
A688

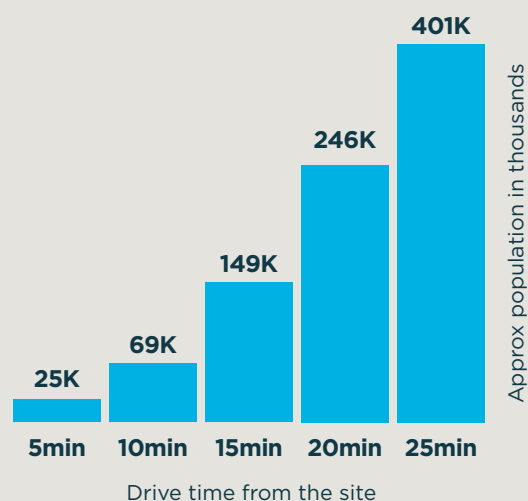
12
miles
from Darlington
and Durham



Phase 2, unit 21

LOCATION

Bishop Auckland is located in County Durham approximately 12 miles north west of Darlington and 12 miles south west of Durham. The site is situated fronting the A688 and 3 miles south of Bishop Auckland town centre. The A688 is one of the main arterial roads into Bishop Auckland with approximately 16,000 vehicles passing the site per day.



*Source: Place Informatics



Sainsbury's

TESCO
Extra

NEXT

M&S
— FOOD —

TKmaxx

Boots

LIDL

Pets
at Home

Superdrug ☆



SITUATION

This part of Bishop Auckland has transformed over the last few years to become a major retail hub for County Durham with notable retail schemes that have opened recently including *Sainsbury's*, *Tesco Extra* and the Bishop Auckland Shopping Park that includes *Next*, *M&S Simply Food*, *TK Maxx*, *Boots*, *Lidl* and *Pets At Home*. *Superdrug* has recently opened one of their new out of town format stores.

DEMOGRAPHICS

Bishop Auckland has a resident population of 22,497 people. Bishop Auckland serves a 20 minute catchment area of 246,200 people (Source: Place Informatics 2026).

38,000
active regular
shoppers within
20 minutes*

Over
£890M
annual retail
spend potential
within
20 minutes*

Total Annual
Spend within
30 minutes
Over
£2.4BN*

*Source: Place Informatics

1,000

car parking
spaces

Open A1
**Food/
Non Food
Retail and
Leisure**

Approximate
scheme size
**270,000
sq ft**

Bishop Auckland Retail and Leisure Park
is a major retail hub for County Durham

OVERALL SCHEME PHASE 1 AND 2

PHASE 1 OCCUPANTS

1 Popeyes	10 TAO Wok N Roll
2 Hays Travel	11 The Bake
3 Greggs	12 Nando's
4 Tui Travel	13 Kosmic Kingdom Soft Play
5 Kaspas's Desserts	14 Game On Bowling
6 Costa Coffee	15 PureGym
7 Reel Cinema Open Easter 2026	16 The Range
8 Little Sicily	17 Home Bargains
9 Uno Momento	

PHASE 2	SIZE
UNIT 18	41,200 sq ft (can be split)
UNIT 19	33,500 sq ft (can be split)
UNIT 20	21,500 sq ft (can be split)
UNIT 21	6,300 sq ft (can be split)

CAR PARKING	CUSTOMER	STAFF
Phase 1	525	75
Phase 2	350	50
TOTAL	1000	







PHASE 2 PLANNING

The scheme secured a detailed planning consent in November 2025 for approximately 102,500 sq ft of retail space: [Planning Application Link](#)

AVAILABILITY

Upon request.

LEASE AND RENT

The units are available to let by way of a new full repairing lease for a term to be agreed. Rental details are available upon request.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

The units will not be assessed until they are constructed. Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

Further details are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

EPC

The units have no energy performance rating but will be assessed post construction.

FURTHER INFORMATION

Please contact the sole letting agent:

Adam Mobley
amobley@wsbproperty.co.uk
M: 07587 133540

MISDESCRIPTION ACT: WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. VALUE ADDED TAX: Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. The date of this publication is January 2026.

