

- Prominent Freehold Commercial Site
- Workshop, Offices & Development Potential
- Long established MOT and vehicle repair premises
- Site area approximately 0.308 acres (0.125 hectares)
- Workshop & office 427 sq. m. (4,596 sq. ft.)
- Large secure forecourt with excellent parking
- Commercial use with redevelopment potential (STPP)
- Highly prominent roadside position



**Penshaw Car Centre,
Station Road, Mount Pleasant,
Washington DH4 7PW**

Tenure: Freehold

Price £275,000 +

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Location

Penshaw Car Centre occupies a prominent roadside position on Station Road in the popular Mount Pleasant area of Washington, Tyne & Wear. The property benefits from excellent visibility to passing traffic together with a substantial frontage, making it ideal for a motor trade or other commercial use.

The premises are conveniently located approximately 1 mile from the A183, providing direct links to the A1(M), A19 and the wider regional road network. Sunderland City Centre lies approximately 5 miles to the east, Durham approximately 8 miles to the south-west and Newcastle upon Tyne approximately 10 miles to the north-west, making the property readily accessible from across the North East.

The surrounding area comprises an established residential catchment together with a range of local businesses and commercial occupiers. The site also benefits from a generous forecourt and ample customer parking, enhancing its appeal for vehicle sales, servicing and other trade-related uses.

This highly visible and well-connected location has operated successfully as a car sales and garage premises for many years, offering an excellent opportunity for owner occupiers, investors or developers, subject to the necessary consents.

Description

An excellent opportunity to acquire a long-established freehold commercial site extending to approximately 0.308 acres (0.125 hectares), occupying a highly prominent roadside position within the popular Mount Pleasant area of Washington.

Penshaw Car Centre has been successfully operated by the current owner as a vehicle repair garage and MOT testing centre for many years and is now offered for sale due solely to retirement. The business remains fully operational. The site provides a substantial level, secure yard with generous parking and vehicle display areas together with two principal buildings comprising a detached workshop and a separate two-storey office building.

The workshop benefits from excellent working accommodation including inspection pits, vehicle lifts, workshop offices, stores and basement accommodation, whilst the detached office building provides reception and office facilities to the ground floor with former residential accommodation to the first floor, offering potential for refurbishment, conversion or alternative commercial use, subject to any necessary consents. The property offers tremendous flexibility and would suit a variety of purchasers including owner occupiers, investors and developers.

Potential future uses (subject to obtaining the necessary planning consents) include: Continued MOT and vehicle repair centre, Car sales dealership, Vehicle hire or fleet operation, Trade counter premises, Industrial/workshop premises, Mixed commercial redevelopment, Residential redevelopment, Builders' merchants or storage facility, EV servicing centre or specialist automotive use.

Sites of this nature rarely become available. The property offers an ideal opportunity for an established motor trade operator wishing to acquire a freehold premises, whilst also presenting significant medium to long-term redevelopment potential given its prominent position, substantial site area and surrounding residential development. Subject to obtaining the necessary planning permissions, purchasers may wish to explore a variety of alternative commercial or residential schemes.

Floor Area

Area	Sq. m.	Sq. ft.
Workshop Ground Floor	139	1,496.18
Workshop Basement	170	1,829.86
Office Ground Floor	56	602.77
Office First Floor	62	667.36
Net Internal	427	4,596.19

Site Area

0.308 acres (0.125 hectares)

Price

Offers Over £275,000

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Rateable Value

The 2026 Rating List entry is Rateable Value £16,500

Tenure

Freehold

Viewing Arrangements

Strictly by appointment through this office.

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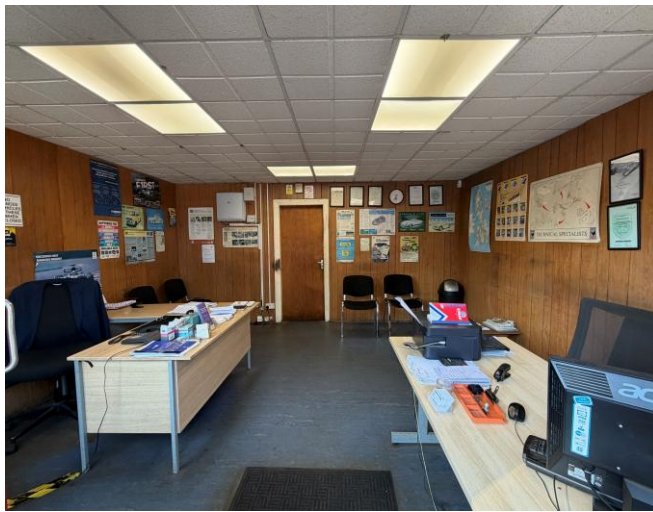
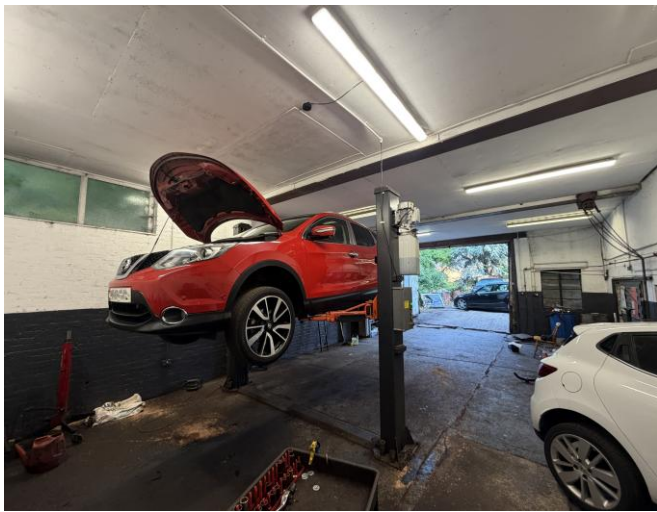
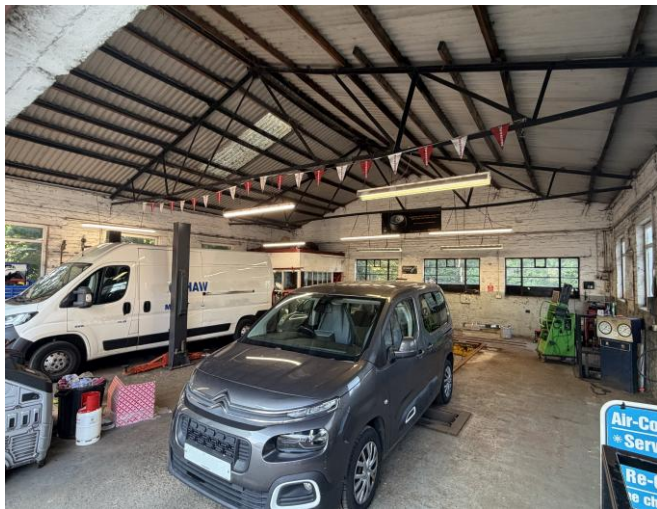
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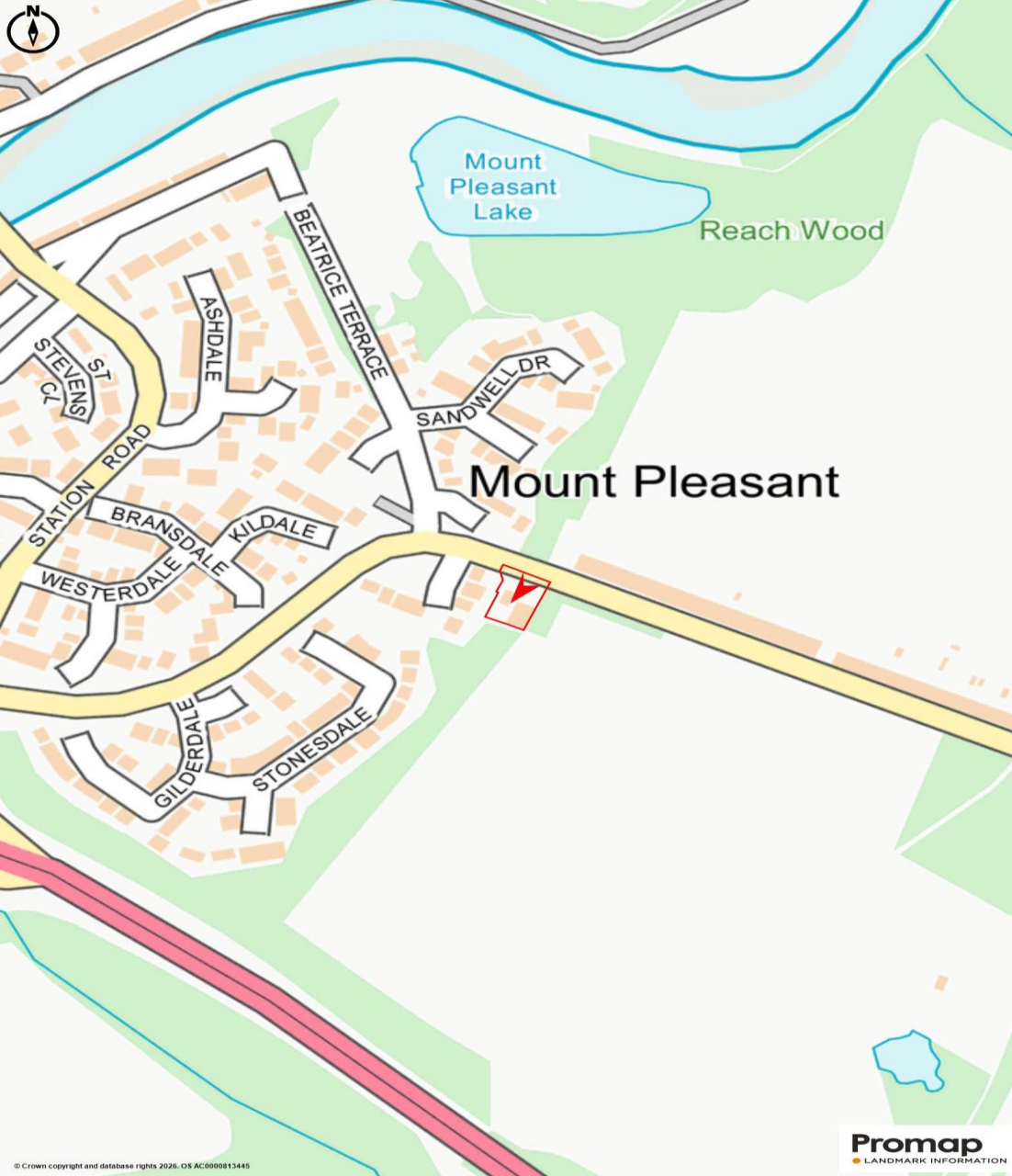
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The Property
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