



## 206 High Street, Eston, Middlesbrough, TS6 9JF

For Sale Freehold due to retirement. Established Car sales and repair dealership with flats. With planning permission to extend.

- Offers Over £265,000
- Flexible Ground-Floor Retail Space
- 3-Bedroom Maisonette Providing Dual-Income Potential
- Redevelopment or Extension Potential (Subject to Planning Consent)
- Freehold Mixed-use Property on a Busy High Street
- Planning Permission for Nine - Fifteen Houses
- Large 0.207-Acre Site with Extensive Private Parking
- [///ants.spices.career](http://ants.spices.career)

## Summary

<b>Available Size</b>	3,105 to 11,845 sq ft
<b>Price</b>	Offers in excess of £265,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

After 37 years of successful operation, a well-established, family-run motor trade business is now available for sale, presenting an ideal retirement investment opportunity. The property comprises four units, which could be rented out separately, offering additional income potential.

This profitable car and motorbike dealership, complete with a fully equipped workshop, has built a loyal customer base and operates from a busy high street location, benefiting from substantial passing trade. The business is being sold due to retirement, providing a unique opportunity for new owners to either continue the successful operation or explore the potential for redevelopment. Planning permission for a modern residential block is already in place, adding further value to this exceptional offering. Additionally, a three-bedroom maisonette above the business provides further opportunities for expansion or rental income.

The dealership offers a wide range of services, including car sales, tyre fitting, and comprehensive repair work. The established workshop is equipped for on-site MOT testing, ensuring compliance with regulations while generating an additional revenue stream. The business maintains a significant stock, with approximately 40 cars and 30 motorbikes at any given time (please note that stock is not included in the asking price). Fixtures and fittings are included, with offers invited over £265,000.

## Location

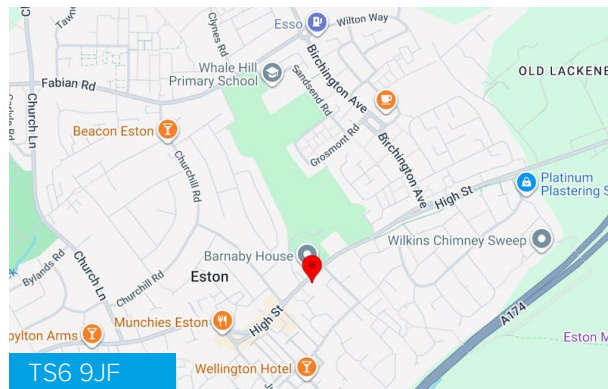
Located on a bustling high street, the dealership enjoys high visibility and easy access, further enhanced by the absence of competing dealers in town. The nearby amenities, such as shops and restaurants, contribute to the influx of customers, enriching the business's potential. Furthermore, an adjacent property is also available for sale, enhancing the prospects of expansion or diversification of operations. The owner has agreed to include this building in discussions for interested buyers.

The business is structured for growth and is well-supported by an experienced team of three staff members. There is also potential for training opportunities for new owners, ensuring a seamless transition. The comprehensive security systems in place and the extensive forecourt space add to the attractiveness of this venture, making it not only a profitable business but also a secure investment.

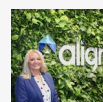
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Showroom	9,020.16	838	Available
Ground - Office	125	11.61	Available
Ground - Staff Toilets	17	1.58	Available
Ground - Workshop	1,329	123.47	Available
1st - Residential Maisonette	796	73.95	Available
Outdoor	8,740	811.97	Available
<b>Total</b>	<b>20,027.16</b>	<b>1,860.58</b>	



## Viewing & Further Information



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