

Hotels, Guesthouses, Licensed, Retail



KEITH GARAGE, KEITH MORAYSHIRE AB55 5HB

A well established garage with a strong operating reputation in the busy town of Keith

Prime roadside trading location with excellent high visibility frontage to a main road

A substantial property with a spacious sales area which drives solid turnover and good profitability

Excellent development potential within existing function or new business model STPP

An exceptional self-employment opportunity



The retirement sale of Keith Garage generates a sound opportunity for self-employment in a thriving business operation. This substantial property with an outstanding trading location may also be suitable for development to other commercial uses.

**Offers Over £195,000
(Freehold)**



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Keith Garage has a most imposing frontage on the A96, providing a highly prominent trading location. This established business operates from a substantial property extending a high level of service and professionalism. The business has been established for 24 years and has built up a loyal client base both from business and private sectors. The garage benefits from being located within the vibrant and popular town of Keith within the heart of rural Morayshire.

The present owners, who are poised to retire, run the business operation to suit their lifestyle choices. Historically the business has operated on two main fronts; as a car sales area and vehicle servicing. In recent months the sale of new / used cars has ceased to suit the owners desire to take things easier but new, highly motivated, owners may resurrect this business stream, especially given the recent improvement in economic activity levels. The servicing activities have continued unabated generating a good level of income but a higher volume of turnover could be achieved with a more robust trading model and this may be an element of development potential that may appeal to new operators. Currently the mainstay of the business is the Class 4 MOT work and general vehicle maintenance repairs. The business is equipped to a high standard, meeting licensing and industry specifications.

The garage has excellent diagnostic equipment that enables an efficient fault finding regime leading to a high level of customer service. The exceptionally well laid out subjects are sold with a full inventory of highly functional equipment, fixtures and fittings and all stock items, less vehicles.

Keith is situated at the crossing of the A95 and A96. It has a population of approximately 4500 persons and has a strong history with strong links with the wool industry but today is renown as being the start of the whisky trail with three distilleries. The area has a major agricultural presence and this is reflected in the annual Keith County Show. In keeping with a town of its size Keith's social services / amenity includes a health centre, dentists, opticians, schools and general services. Keith benefits from having a strong tourist trade and a number of music festivals generate a great deal of interest in the town. Keith has an 18-hole golf course and a great many other sporting facilities including tennis courts, swimming pool and a large sports hall.

The present proprietors have operated the business for 24 years and it has provided them with a rewarding and enjoyable lifestyle to date. It is their planned retirement that brings this highly desirable commercial property and business opportunity to the market. The business has been priced to reflect its current operation, the economic market and their desire for a swift sale. This property provides a realistic investment opportunity to either someone associated within the motor industry wanting a new challenge or an entrepreneur who can identify a new lease of life for the building within a new business venture.

THE PROPERTY

The Keith Garage is a semi-detached property of traditional construction, arranged over one level.

SALES AREAS

The showroom faces directly on to the busy A96 and it is this most





prominent position that makes the trading location ideal for its purpose. Entry to the showroom by pedestrians can be accessed from a side door. Vehicular access is via large sliding doors, which fronts the busy A96, providing ease of stock movement. The showroom has a frontage of 18.5 metres at its widest point and a depth of 14.3 metres. Being fully glazed to the front, it provides a bright and well light display area suitable to display up to 10 vehicles. To the rear of the showroom is a customer toilet facility, an office area and a reception and servicing desk. The sales area is spacious and well laid out to suit its function. The fixtures and fittings are adequate for purpose but the whole area has been disused for some time and would benefit from being upgraded. This customer facing area is heated by electric heating and is fitted with a fully alarmed security system.

WORKSHOP AREAS

To the rear of the sales desk is a corridor that leads to a

large and well fitted out parts storeroom. Further along this corridor is a staff toilet and the main workshop. This spacious workshop benefits from three hydraulic ramps and ample space for vehicular and equipment storage. External access to the main workshop is via Union Terrace. The workshop office is situated by the main doors, providing ample space to complete the necessary administration. To the side of this office is a single door that leads to a well equipped and self-contained paint shop. Vehicular access to the paint shop is via a compound off Union Terrace through separate garage doors.





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VEHICLE COMPOUNDS

The property boasts two spacious and secured vehicle compounds. One compound is surrounded by fencing and can accommodate 20 cars. The other is set within the walls of the main buildings and benefits from a solid metal door.

SERVICES

The business benefits from mains electricity, gas, water supply and drainage.

LICENCES

The proprietor maintains a Class 4 MOT License.

TRADE

Keith Garage is an easily run garage business. The present owners choose to focus upon the servicing aspects of the business. However, there is significant scope to promote more activity within vehicle sales. Full accounting information will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers Over £195,000 are invited for the heritable property complete with goodwill, stock and trade contents (according to inventory), excluding personal items and vehicles.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist business finance. We will be

delighted to discuss your financing requirements with you and make an appropriate introduction. Additionally, our sister organisation Anderson, Shaw and Gilbert (Solicitors) have a large team of legal experts in-house who can act in all legal matters arising from business transfers.

DIRECTIONS

Elgin 19 miles, Inverness 57 miles and Aberdeen 47 miles.

Per the inset map, Keith is readily located on the A96 whether travelling from the Inverness or Aberdeen. Keith Garage is easily located as it holds a commanding roadside location within the town.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial

York House

20 Church Street

Inverness IV1 1ED

Tel: 0845 4500790

Fax: 01463 711083

E-mail: info@asgcommercial.co.uk

Website www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date.



Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.