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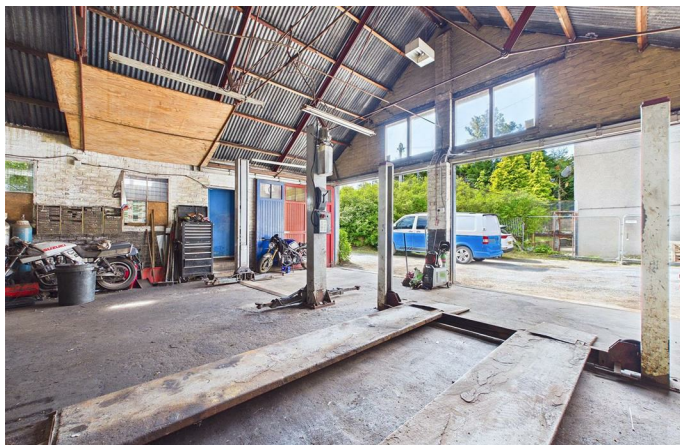
solicitors and estate agents

Garage / Potential Development Site, Spey Avenue, Grantown on Spey, PH26 3EJ
Offers Over £295,000

Contact us on 01479 874800 or visit www.massoncairns.com

This well-established and profitable garage business occupies a substantial property and plot in a private yet highly convenient position between Spey Avenue and the High Street in Granttown on Spey, providing an accessible trading location while remaining discreetly set back from the town's principal thoroughfares. Operating successfully for many decades, the business has developed a loyal and longstanding customer base comprising both private and commercial clients and benefits from a credible level of turnover and profitability. The present owners choose to operate five days per week in a manner that suits their lifestyle, providing an excellent opportunity for a new owner to continue the established operation while offering scope to increase trading hours or expand the range of services provided. The business is currently focused exclusively on vehicle servicing and repairs, generating a good level of income without reliance on vehicle sales or other associated activities. The substantial workshop is well equipped with both two-post and four-post 3.5-tonne vehicle lifts, together with the equipment and working space required for the efficient day-to-day running of the business. Additional accommodation includes a dedicated reception / office fitted with useful storage units and a separate storeroom, providing practical administrative, equipment and parts-storage facilities. Externally, the site offers parking and vehicle storage for several cars. Granttown on Spey is a popular and thriving Highland town situated within the Cairngorms National Park, serving an extensive surrounding rural area and benefiting from a strong resident population, established local businesses and year-round visitor activity. In addition to the existing commercial opportunity, the owner has advised the site may offer potential for residential development, possibly for one or more houses, subject to obtaining all necessary planning permissions and other statutory consents.

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Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

Transport Links

From Grantown on Spey, you can conveniently access various transportation options to explore the wider UK:

Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

Road Routes:

A95: This arterial road connects Grantown on Spey to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Grantown on Spey serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Trade

The garage has traded successfully for more than 50 years and has been operated by the current owner through a limited company for over 25 years, establishing a strong local presence and a loyal customer base. It represents an easily managed and profitable business opportunity, with the present owners choosing to concentrate primarily on vehicle servicing and maintenance. This focused approach provides a straightforward operating model while also offering potential for an incoming purchaser to expand the range of services, increase trading activity or develop additional income streams, should they wish to do so. Detailed financial and accounting information will be made available to genuinely interested parties following a formal viewing.

Location

The premises enjoy a highly convenient and accessible position occupying a plot extending to approximately 0.35 acres, with approaches available from both Grantown High Street and Spey Avenue, making the location particularly well suited to its established commercial use. Vehicular access to the workshop is provided through two substantial concertina-style sliding doors, allowing straightforward movement of vehicles into and out of the building and supporting the efficient day-to-day operation of the business. Internally, the accommodation includes a reception area and office, providing a practical space for customer enquiries, administration and business management, together with a separate store for parts, tools and equipment. The main workshop is arranged across two working bays and is equipped with two vehicle inspection lifts, creating a functional and well-organised environment for servicing, maintenance and repair work. Externally, the property also benefits from a separate portacabin, offering useful additional accommodation that may be suitable for storage, office use or other ancillary purposes, subject to the purchaser's requirements.

What3Words Location: ///twist.searcher.passing

Development Potential

The owner has advised that the site may offer potential for future residential development, including the possible formation of a house site or, subject to the scale and design of any proposed scheme, more than one dwelling. No planning permission is currently stated to be in place for residential development, and any such use would be entirely subject to the purchaser obtaining all necessary planning permissions, building warrants, access approvals, service connections and any other statutory or regulatory consents required. The nature, scale and acceptability of any development would be matters for determination by The



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Highland Council and the relevant statutory authorities. Interested parties should therefore satisfy themselves as to the development potential of the site by making their own independent enquiries and, where appropriate, seeking professional planning and technical advice before making an offer.

Accounts

Further financial information, including detailed trading accounts, will be made available to genuinely interested parties once they have viewed the property and business. Release of this information will be at the owner's discretion and subject to their prior approval, with any commercially sensitive documentation provided on a confidential basis.

Rateable Value

It is understood the subjects currently attract a rateable value of £2,000 per annum and should qualify for Small Business Rates Relief.

please visit for more information
<http://www.scotland.gov.uk/Publications/2008/02/11094640/0> or
<http://www.highland.gov.uk/businessinformation/nondomesticrates/reliefandremission/>
for further details)

Price

Offers over £295,000 are invited for the whole

Entry

By mutual agreement.

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House
Grantown on Spey

Moray

PH26 3EQ

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Fax: (01479) 874806

Email: property@lawscot.com

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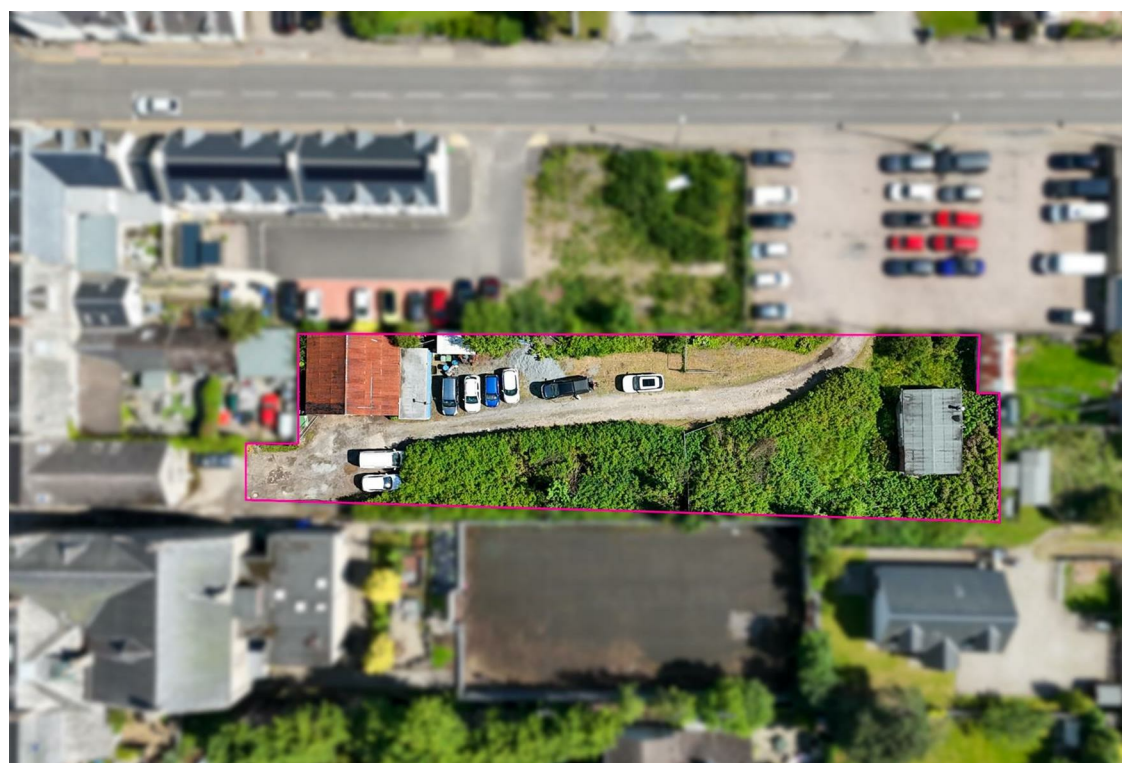
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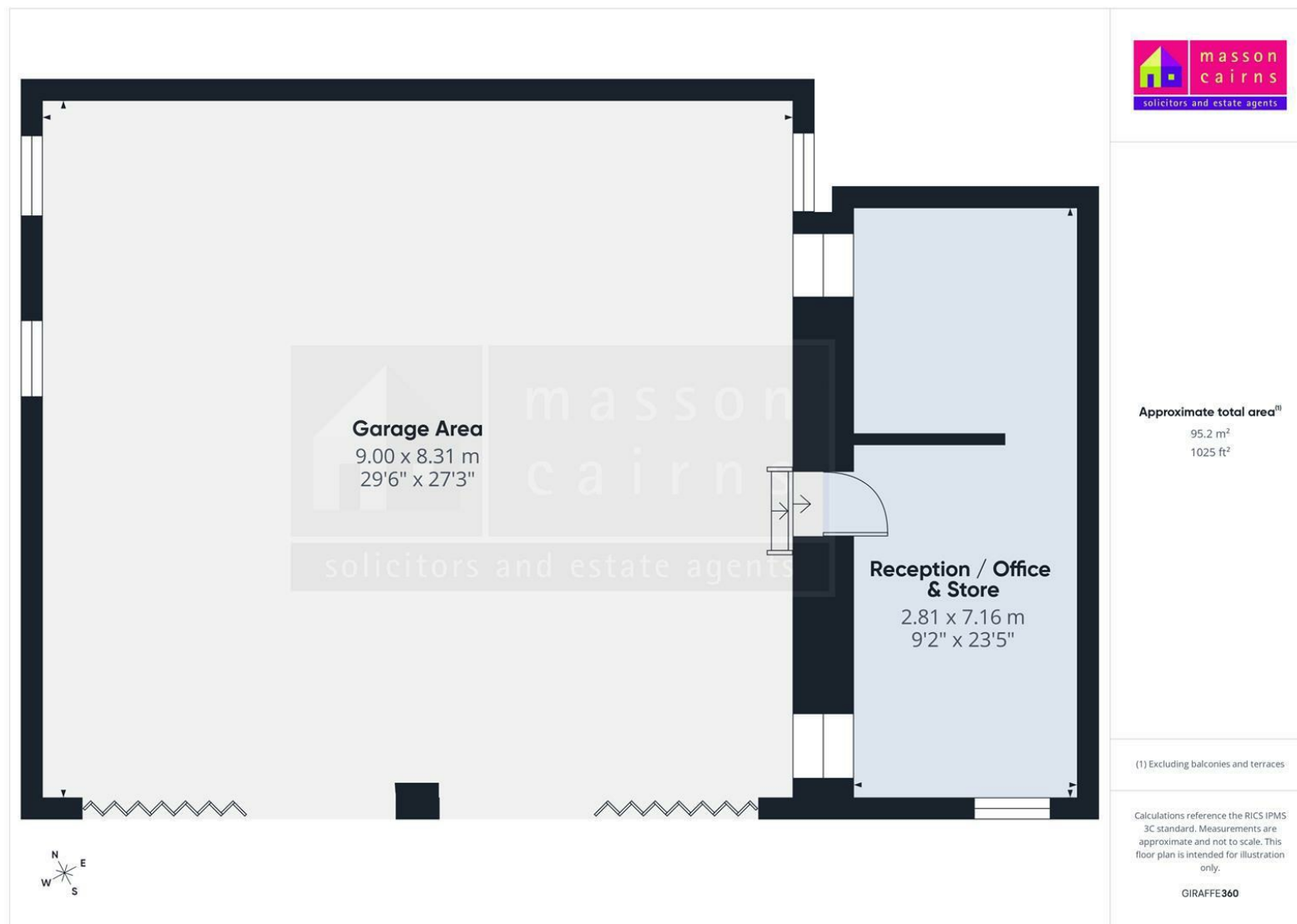
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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