



**FOR SALE**

**ESTABLISHED GARAGE BUSINESS & PREMISES**

**LAMLASH GARAGE • PARK TERRACE • LAMLASH • ISLE OF ARRAN • KA27 8NB**

- Mixed use location in the village of Lamlash
- Detached workshop premises with yard and office
- Gross internal floor area of 257 sq m (2,766 sq ft)
- Total site area of 0.09 hectares (0.23 acres), with development potential
- 100% rates relief available
- Successful auto centre business and MOT Testing station
- Offers are invited to include the goodwill, premises, fixtures and fittings
- Guide POA

## LOCATION

Lamlash is located on the east coast of the Isle of Arran, around 4 miles and an 8-minute drive south of the ferry terminal in Brodick, the largest settlement on the island.

Park Terrace is a mixed commercial and residential locality to the west of Lamlash village centre and just off the A841 ring road around the perimeter of the island.

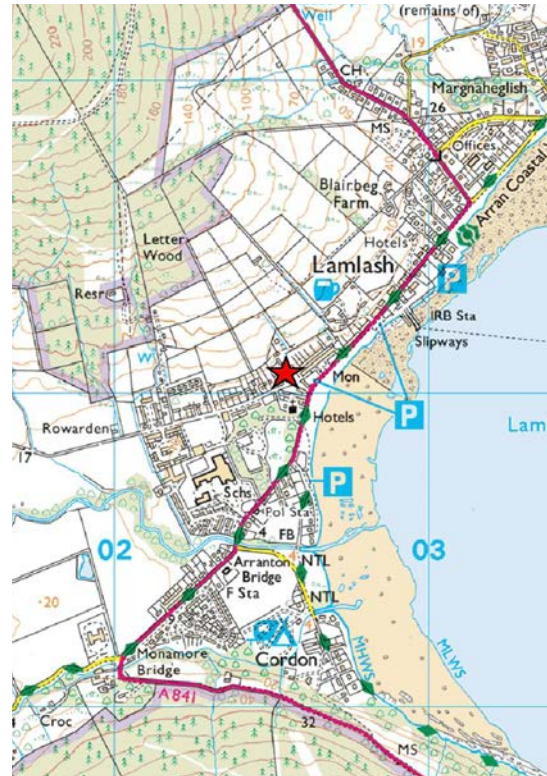
The Isle of Arran is located off the west coast of Scotland in the North Ayrshire Council region and is accessed via regular ferry crossings with a 55 minute journey time to Brodick from Ardrossan, and a second ferry to the north of the island from Claonaig on Kintyre. Ardrossan is 35 miles south west of Glasgow, with good road links and the town offers regular rail services to Largs and Glasgow.

Arran has a population of around 5,000 persons, which swells significantly throughout the year during tourist season.

## DESCRIPTION

Lamlash Garage, is a detached, traditional workshop premises of brick construction having a pitched, steel truss framed roof with translucent panels providing lots of natural light to the unit.

The workshop has two vehicle entry doors to its main elevation and a third to the rear of the property, together with a lean-to side extension and a timber build office projection at its front elevation. There is a



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concrete surfaced yard to the front and rear of the building.

The workshop is rectangular in shape, containing three vehicle ramps and fixed road rollers to the floor. The side and front extensions contain a reception office, customer waiting area, two toilet facilities and a store.

An indicative floor plan is provided.

The garage is located within a mixed use area, including residential and we believe that the site has potential for residential development, subject to obtaining the necessary consents from North Ayrshire Council.

## FLOOR AREA

The property extends to a gross internal floor area of 257 sqm (2,766 sqft), or thereby. The site extends to a total area of 0.09 hectares (0.23 acres), or thereby.

## RATING

The rateable value is £3,400 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## BUSINESS

Lamlash Garage, is a well-established and successful auto centre and MOT testing station (class 1, 2 and 4) and is one of the busiest garages on the island trading Monday to Friday between 8am and 5pm with potential to be open on weekends.

A detailed information memorandum (including profit and loss accounts and equipment inventory) will be made available to interested parties after viewing and subject to a confidentiality undertaking.





## PRICE

Offers are invited for the purchase of our client's heritable interest in the property together with the goodwill, fixtures and fittings pertaining to the business. A guide price, exclusive of VAT, is available on application.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agents.

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