

29 Blackness Road

LINLITHGOW, WEST LoTHIAN, EH49 7JA



*LOCATED IN A BUSY HIGHWAY LOCATION
AND BENEFITING FROM HIGH FOOTFALL*



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THE PROPERTY

McEwan Fraser Legal is delighted to present Linlithgow Tyre and Exhausts to the market.





Offered on a freehold basis the business has been established within the area for four decades and benefits for repeat local business. Highly profitable the current owners have decided to retire and pass the business on.

Accommodation is accessed through double roller doors and comprises a large workshop area with two ramps, one pit, storage areas and office space and on the first floor you will find further space to store tyres and equipment. The garage is fully equipped and has the potential to add additional services i.e mobile servicing and tyre fitting etc. The business benefits from excellent online reviews.







Approximate Dimensions
(Taken from the widest point)

Shop Floor	13.16m (43'2") x 12.80m (42')
Kitchen	3.29m (10'10") x 1.73m (5'8")
Office	3.40m (11'2") x 3.25m (10'8")
Reception	2.20m (7'3") x 1.95m (6'5")
WC	1.73m (5'8") x 1.00m (3'3")
Store	4.48m (14'8") x 3.40m (11'2")

Services - 3 phase electricity, water and draining
 Accounts - Available on request
 Tenure - Freehold

THE LOCATION

Linlithgow is the county town of West Lothian. It is a particularly well served town enjoying every possible shopping facility ranging from small corner shops to large supermarkets.



Places of interest include Linlithgow Palace and its Loch, a popular tourist attraction, which was the birthplace of Mary Queen of Scots. Leisure wise the choice is exceptional with gym, swimming facilities, tennis and cricket clubs, two golf courses and a football and rugby stadium. In addition, there is also a wide choice of bars, bistros and restaurants.

The M9 gives swift and easy access to Edinburgh and throughout the central belt. For those seeking an alternative method of transport Linlithgow has its own railway station with frequent services, and approximate travel time of fifteen minutes into Edinburgh and thirty five minutes into Glasgow.

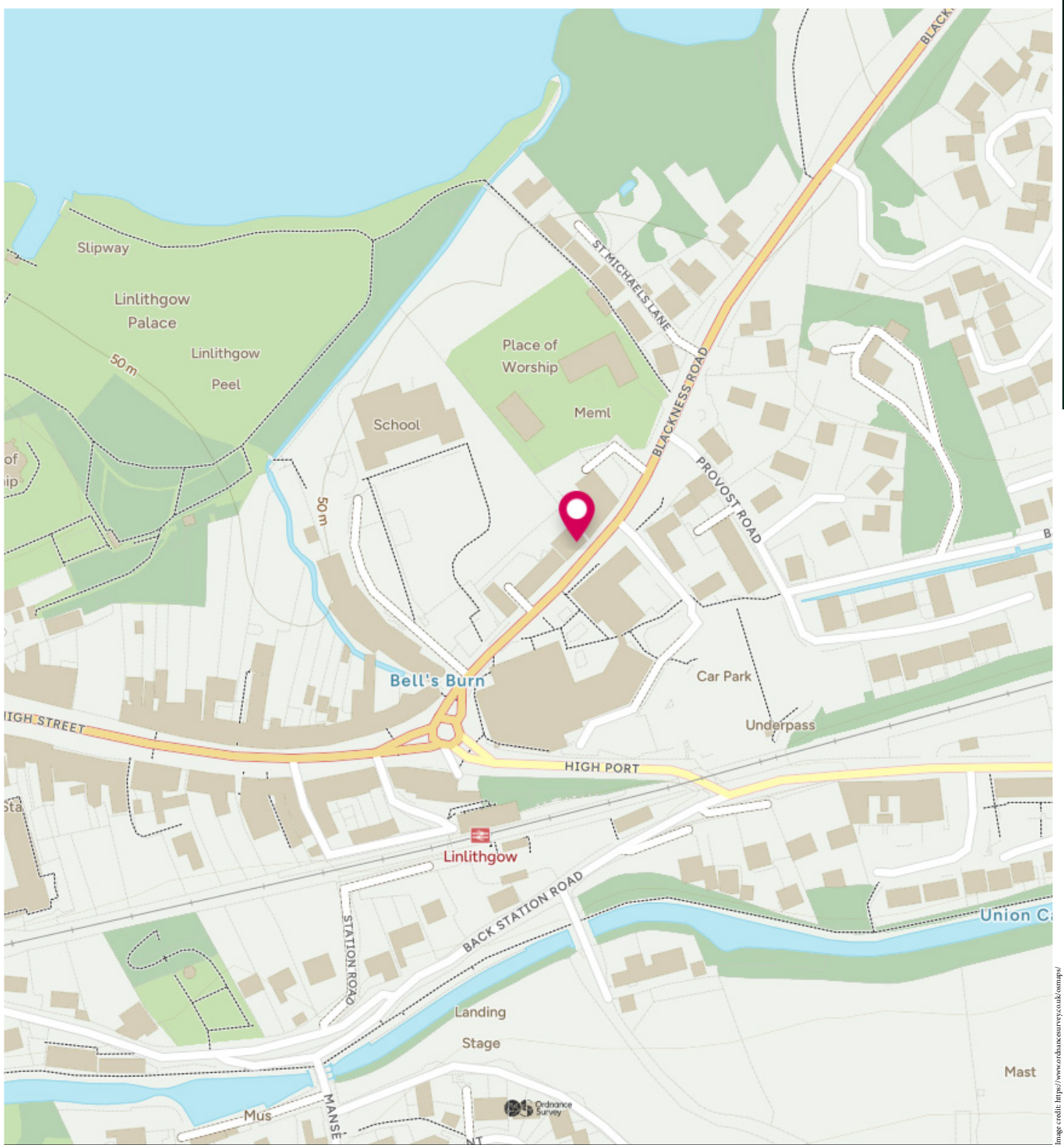


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Text and description
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