



Offers Over
£150,000
(Freehold)

Ardgay Garage,
Main Street, Sutherland, IV24 3DJ





Well-established garage with a strong operating reputation in the busy Highland village of Ardgay

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

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

Excellent new office space and modern reception area

An exceptional self-employment opportunity with development potential





DESCRIPTION

Ardgay Garage has a most imposing frontage on the main road, 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 operating for many years and has built up a loyal client base both from business and private sectors. The garage benefits from being located within the popular village of Ardgay within the heart of rural Sutherland.

The present owners run the business operation to suit their lifestyle choices and trade 5 days per week opening Saturday's by appointment only. The business is presently operated purely on vehicle servicing which generates a good level of income and a credible level of profitability. The mainstay of the business is the Class 1, 2 and 4 MOT work and general vehicle maintenance repairs. Over recent years the current owners have built up a good reputation with their work on Porsches. 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. In Dec 2016 an extension was added to the existing structure which now houses an attractive and modern reception area and office space. This additional work area has resulted in a more conducive work-space within the workshop area.



REASON FOR SELLING

The garage has been in operation for around 70 years, the present proprietors have operated the business for 10 years during this time and it has provided them with a rewarding and enjoyable lifestyle to date. It is their planned change of business direction due to change of lifestyle that brings this highly desirable commercial property and business opportunity to the market. 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.





LOCATION

Ardgay is situated close to the Village of Bonar Bridge at the crossing of the A836 and A949. The area has a population of approximately 1500 persons but trade is attracted from the outlying communities which generates a greater customer base. The region is popular with tourists and has a strong association with fishing and games sports. The area has a major agricultural presence and this is reflected in the annual The Lairg Crofters Show. Ardgay and Bonar Bridge have a range of shops, hotels and social facilities but High schooling is provided for in either Dornoch which is some 12 miles away or Tain, some 21 miles away where there is also a greater range of services on offer. Ardgay benefits from having a strong tourist trade. Bonar Bridge and Ardgay Golf Club is a 9-hole golf course voted the most picturesque 9-hole course in Scotland. There is a railway station in Ardgay just to the back of the garage.

THE PROPERTY

Ardgay Garage is a detached property of mixed construction, arranged over two levels. The lower floor is of brick construction with the higher level being steel structure with a pitched steel profile roof. Access is gained from street level to the main service area and reception; the lower level is accessed by taking the turn-off for the station which leads to the rear of the aspects. There is vehicle parking to the side and rear of the subjects.

STREET-LEVEL AREAS

The business faces directly on to the A836 and it is this most prominent position that makes the trading location ideal for its purpose. Entry to the new reception is from a double-glazed separate door. Vehicular access is via large sliding doors / roller-doors, providing ease of movement. The new reception area and office has soft furnishings and an attractive counter. To the rear is an office area fitted with a range of furniture. The workshop area has two bays, one with a car inspection lift, which are adequately fitted out with equipment and fixtures. Off the workshop area is a staff area with W.C.

LOWER FLOOR WORKSHOP

Accessed from the rear of the street level workshop via a metal stair the doors to the rear area open into a further 2 bays. One is specifically designated as a motorcycle servicing MOT area and the other for general vehicle use. There is a further car inspection lift within this area.





SERVICES

The business benefits from mains electricity, water supply and drainage. This business is fitted with an alarmed security system.

LICENCES

The proprietor maintains a Class 1, 2 and 4 MOT License.

TRADE

Ardgay Garage is an easily run and profitable garage business. The present owners choose to focus upon the servicing aspects of the business. Full accounting information will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers Over £150,000 are invited for the heritable property complete with goodwill, stock and trade contents (according to inventory), excluding personal items and vehicles.

DIRECTIONS

See map insert. What3words reference ///woods.rinsed.craziest

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders and lawyers who provide specialist advice to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

VIEWING

All appointments to view must be made through the Vendor's selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness IV3 5NR
Tel: 01463 714757
Mob: 07799896931
E-mail: info@asgcommercial.co.uk
Website: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date if one is set.



**HOTELS
GUESTHOUSES
LICENSED
RETAIL
OFFICES
INDUSTRIAL
UNITS**

**17 Kenneth
Street
Inverness
IV3 5NR**

**Telephone
01463 714757**



www.bedandbreakfastsales.co.uk