

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
SBS Edingtons WS  
SBS Property Shop



## COMMERCIAL PREMISES SEMPLES GARAGE

**£150,000**  
**FREEHOLD**

An excellent opportunity to acquire a profitable, business premises in a picturesque village



Due to the owners impending retirement this well established garage business is now offered for sale. The garage operates from a substantial building measuring approximately 45ft in length x 30ft in width and 20ft in height having a concrete floor, led lighting and 3 phase power . There are two wide vehicle access security doors leading through to a well fitted out garage which includes two post lifts and a deep commercial inspection pit. A staircase situated at the rear of the building leads to the office. Externally there is a huge area of car parking space.

The business is presently operated purely on vehicle servicing which generates a good level of income and a credible level of profitability having built up a loyal client base from both business and private sectors but there is certainly scope to extend and improve on the current business.

The garage benefits from a prime location within this popular village which has several hotels, restaurant, health centre, primary school and post office which is part of the local community store and neighbours the garage. There is a popular 9 -hole golf course and the ferry terminal to the Isle of Arran is but a short drive away.

The sale of this business provides a realistic investment opportunity to either someone associated within the motor industry or an entrepreneur who can identify a new lease of life for the building within a new business venture.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Campbeltown**  
Kinloch Hall  
Lochend Street  
PA28 6DL  
Campbeltown  
Argyll  
PA28 6DL

01586553737  
sales@sbsproperty.co.uk  
sbsproperty.co.uk

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