

# CCL



CCL are delighted to offer to the market the opportunity to purchase a well-established and profitable garage located in a prominent position within the popular town of Dufftown in the heart of Speyside. Johnstons and Stuart offers a range of services including MOT's, repairs and servicing and was established by the current owner over 40 years ago. The garage has a good reputation within the area and operates from a workshop adjacent to a petrol forecourt. The property provides an excellent investment opportunity for someone already operating within the motor industry looking for a new venture or a landlord looking to acquire a freehold property and obtain a new tenant.

- Profitable Garage
- Well-Maintained
- Excellent Investment Opportunity
- Prominent Trading Location
- Freehold
- Established Business
- 3 Garage Areas & Office
- Growth Potential



T: 01343 610520

# CCL

[www.cclproperty.com](http://www.cclproperty.com)

# 29-31 Fife Street | Dufftown | Keith | Moray | AB55 4AL

## Offers Over £195,000

### Situation

The business is located close to the centre of Dufftown. Equal distance from both Inverness and Aberdeen, the town is surrounded by some of the most beautiful and scenic countryside that the North East has to offer. Dufftown has a variety of interesting local shops, post office, nursery & primary school, and doctor's surgery. The larger towns of Keith (10 miles) and Huntly (14 miles) offer additional shops, supermarkets, and secondary schooling at close-by Aberdeen. Elgin, the administrative capital of Moray is under 20 miles away with shopping and recreational facilities including a large leisure centre, ice rink and cinema.

There are excellent transport links with the main line railway stations at both Keith and Huntly. Inverness airport offers a good selection of flights to UK destinations whilst Aberdeen airport has an excellent range of national and international flights.

Dufftown is a prime location for both whisky & history connoisseurs, as well as those who enjoy outdoor pursuits. Moray is renowned for fishing, shooting, golf, hill walking, mountain biking and has some of the most beautiful long sandy beaches on the Moray Coastal Trail. Skiing is available a short distance away at the Lecht in the Cairngorms National Park.

### The Business

Johnston and Stuart is an established garage located in a prominent position within Dufftown. The garage provides many services including general repairs, servicing, and MOTs and has a strong client database and good reputation within the area. The business is well equipped, meeting licensing and industry specifications and has diagnostic equipment that enables an efficient fault-finding service leading to a high level of customer satisfaction. The exceptionally well laid out garage is sold with a full inventory of highly functional equipment, fixtures, and fittings.

This traditional building occupies a prominent trading position with roadside presence on one of the main roads through Dufftown. The property is highly visible to passing trade. Ample on street parking is available in the immediate vicinity.

Trading figures will only be released after a formal viewing has taken place.

### Property

Johnston and Stuart operate from a well-maintained garage workshop. The workshop is a main single story semi-detached with two modern projections to the rear. The premises occupy an area of approx. 380 sqm.

There are 3 garage areas. All three buildings are accessed via sliding metal doors and concrete flooring throughout. There is fluorescent strip lighting and office space within the building. There is ample storage and staff areas.

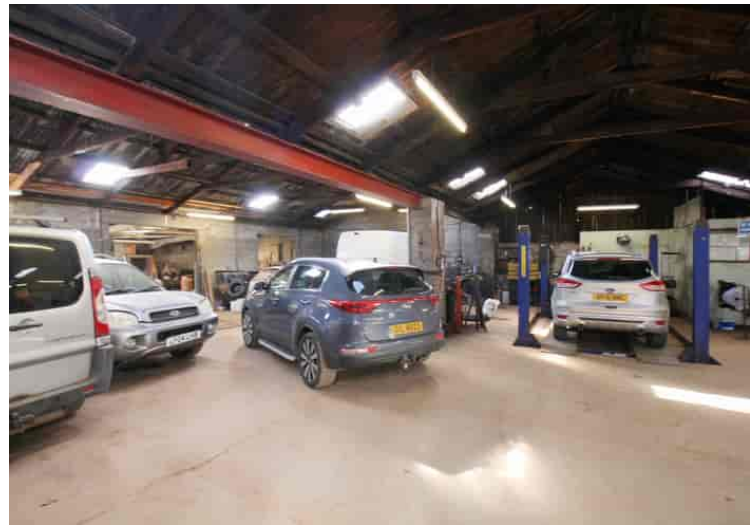
The property has mains water, drainage, electricity.

The property is held on the Scottish equivalent of Freehold.

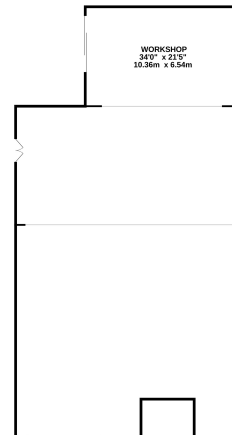
Offers Over £195,000 are sought for the freehold of the property, fixtures, fittings, and goodwill. Stock in trade will be additional at valuation.

### External

There is a shared access and service area at the front of the workshop. To the rear there is an enclosed compound area that is currently overgrown but suitable for storage and a variety of uses.



GROUND FLOOR  
4132 sq ft. (383.9 sq m) approx.



JOHNSTON & STUART, 29-31 FIFE STREET DUFFTOWN, AB55 4AL  
TOTAL FLOOR AREA: 4132 sq ft. (383.9 sq m) approx.  
We warrant accuracy but make no liability for the accuracy of this information. The measurements of floors, walls, rooms and any other parts are approximate and no guarantee is made for any other information contained herein. The information is provided for your information only and should not be relied upon for any other purpose. All dimensions are to the face of walls unless otherwise stated. The information is provided for your information only and should not be relied upon for any other purpose. All dimensions are to the face of walls unless otherwise stated.

### CCL Property

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.