



55-67 Regent Street

Keith, AB55 5EU

Offers Over £395,000





# Regent Street

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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 Keith on the main A96 road linking Aberdeen and Inverness. Mutch Motors offers a range of services including MOT's, repairs and servicing and is a long-established family firm. The garage has a good reputation within the area and operates from a workshop adjacent to former 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. In addition to the main garage and workshop there are 2 residential properties.





### The Business

Mutch Motors is an established garage located in a prominent position within Keith. The garage provides many services including general repairs, servicing, and MOT's 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.

The large forecourt could be used for the sale of used vehicles.

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

### The Property

Mutch Motors operate from a well-maintained garage workshop. The workshop is a main single story detached building with an adjacent MOT Bay. The premises occupy an area of approx. 380 sqm. There is a small retail area adjacent to the forecourt. With access from Regent Street there are 2 residential properties. The first is a 3 bedroom end of terrace property and the second is a 2 bedroom mid terrace. The properties are currently interconnected and in need of modernisation but would make excellent owners' accommodation or rental properties.

### External

55 – 67 Regent Street is a substantial plot of just under 1 acre in size. From the main road there is the former forecourt, with canopy, that is now used for the sale of a number of vehicles. The workshop and MOT Bay are situated towards the rear of the property. There are a number of additional out buildings. There is ample space for parking.

The 2 residential properties open on to the pavement on Regent Street.

### Situation

Mutch Motors is located on Regent Street a very short distance from the centre of Keith, a charming, Scottish, historic town with authentic narrow streets. With a history of cattle trade and textile heritage, the town of Keith still is a thriving community. The Annual Keith Country Show has been going for over 140 years and is one of the most prominent events in the Scottish agricultural calendar. Bustling Keith has got four distilleries, numerous traditional shops, good restaurants, supermarket, hotels, and schools. Keith is on the A96, main Inverness to Aberdeen route. Both have airports which offer daily flights to both UK and mainland Europe. Keith is a central location for servicing the NE of Scotland being equidistance from both Inverness and Aberdeen with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly, and Elgin. There are several primary schools and Inverurie Academy provides secondary education. There is an excellent health centre, cottage hospital, several large supermarkets, a swimming pool, and community centre nearby as well as golf, tennis, and hill walking.

### Trading Figures

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

### Price

Offers Over £395,000 are sought for the freehold of the property, fixtures, fittings, and goodwill. Stock in trade will be additional at valuation.

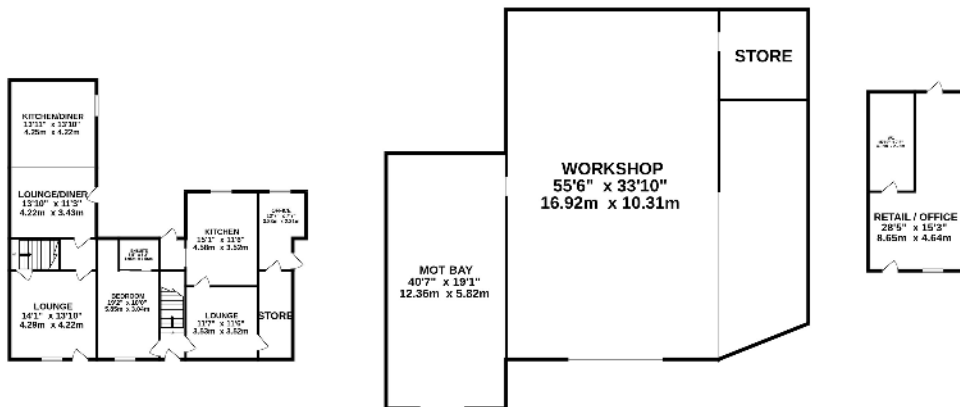
### Tenure

The property is held on the Scottish equivalent of Freehold.

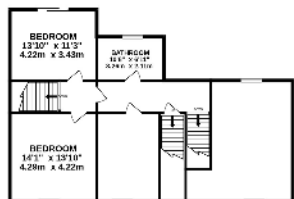
### Services

The property has mains water, drainage, electricity.

GROUND FLOOR  
5189 sq.ft. (482.1 sq.m.) approx.



1ST FLOOR  
1094 sq.ft. (101.7 sq.m.) approx.



ABS5 5EU

TOTAL FLOOR AREA: 6283 sq.ft. (583.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of corners, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.  
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