

FOR SALE

**RARE OPPORTUNITY TO PURCHASE A WELL ESTABLISHED
CAR REPAIR/CLASS 4 MOT BUSINESS**

KILN GARAGE, DREM ROAD, LONGNIDDRY, EH32 0PH

- PROFITABLE BUSINESS
- BUSY ROAD FRONTAGE
- CURRENT OWNERS HAVE TRADED FOR 35 YEARS
- BUILDING EXTENDS TO 2,179 FT² PLUS PARKING
- QUALIFIES FOR 100% RATES RELIEF

OFFERS OVER £250,000 INCLUDES PREMISES, EQUIPMENT & GOODWILL



LOCATION

The subjects are situated on Drem Road (B1377) which links Longniddry with Drem, Aberlady, Dirleton and North Berwick to the east. Longniddry Train Station lies to the west at the junction of Main Street (A198).

Longniddry is a popular commuter village lying some 15 miles east of Edinburgh. The resident population is circa 2,500. However, this is set to increase following a number of new housing developments, particularly at the Longniddry Village development with some additional 450 new homes planned. Surrounding villages and towns in East Lothian have all seen new housing developments.

OPPORTUNITY

The subjects comprise a standalone garage with parking to the front. A small reception area is situated within the front left hand corner together with office area at the upper level.

The following items/equipment are include in the sale:

- 3 Tonne Hydraulic One Man Testing Ramp
- Inspection Pit
- Brake Tester
- Tyre Changer/Wheel Balancer
- Gas Analyser
- Air Compressor
- Beam Tester
- Automated Test Lane

Other items may be included.

For the avoidance of doubt the subjects do not include the east most rear yard/storage area.

The heritable title to the premises together with equipment and goodwill is For Sale. Kiln Garage therefore offers an excellent opportunity to acquire a well established and profitable business with further potential.

ACCOMMODATION

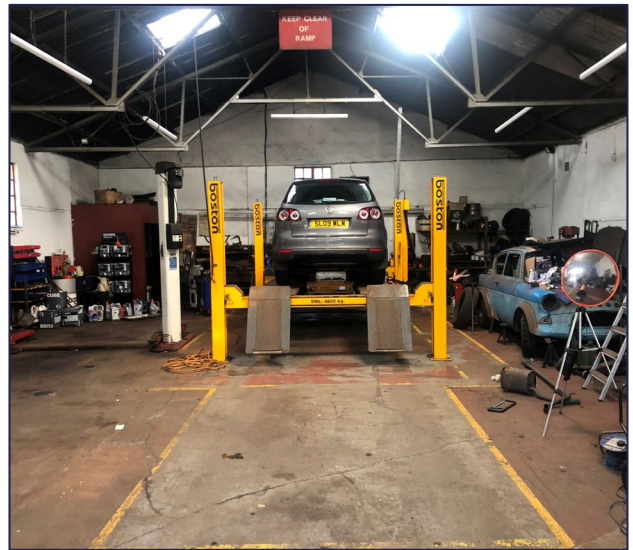
Garage	192.14 sq m	2,668 sq ft
Office	10.32 sq m	111 sq ft
Total	202.46 sq m	2,179 sq ft

RATEABLE VALUE

The shop has a Rateable Value of £7,200 and qualifies for 100% rates relief under the Small Business Bonus Scheme.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any purchaser will be responsible for any LBTT, Registration dues and VAT thereon



PRICE

The garage and MOT business plus certain equipment are being offered For Sale on a Heritable (Freehold) basis which includes the goodwill and fixtures & fittings. **Offers in excess of £250,000 are sought.**

FURTHER INFORMATION

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