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Offer Over  
£325,000



## Willie Young Motorcycles

4 Parade Spur, Elgin, Morayshire, IV30 6AJ

Willie Young Motorcycles is a family owned and successfully run business that has been in operation since 1981. A successful business that specialises in the sale and repair of motorcycles and motorcycle clothing and equipment. It has built up an excellent reputation over the years and benefits from excellent supplier relationships. The premises are flexible and allow for an expansion of the business. It benefits greatly from its position close to the centre of Elgin with ample parking close by.

The business is situated in the capital of Moray, Elgin. Elgin is a prosperous market town 65 miles from Aberdeen and 35 miles from Inverness. Moray has a relatively diverse economy with tourism, food processing, hospitality and retail sectors providing major sources of employment. There is also a significant MOD presence. Elgin is a popular tourist destination and busy commercial centre. There are various hotels and restaurants and a selection of local amenities, which include golf, walking, mountain biking, whiskey tasting on the whisky trail and salmon fishing on the River Spey.

# Willie Young Motorcycles

4 Parade Spur | Elgin | Moray | IV30 6AJ

## The Property

Customer access is from the main doors at the front of the premises which open onto the new bike showroom area. This is overseen from a sales office with windows overlooking the showroom. Some steps lead to the rear retail area which is equipped with a variety of shelving and display cabinets and used for the sale of biking clothing, helmets, and other biking accessories. Total area on the ground floor is 137 m<sup>2</sup>

A stairs lead to the lower ground floor. There is a very well-equipped biking workshop with MOT station. There is room and facilities to work on 2 motor bikes at any one time. Included in the sale are 2 bike ramps, air compressor, tyre changer and full MOT station with all diagnostic equipment. There is a separate entrance to the used bike showroom which is equipped with as sales office. Total area on the lower ground floor is 187 m<sup>2</sup>.

There is a secure compound area at both the front and rear of the property.

## Business

Operating since 1981 and has traded successfully throughout, building up an excellent reputation for the quality of service and professional knowledge and is now one of the North's largest independent motorcycles dealers. It benefits greatly from its location and reputation. The business currently opens 6 days a week, Monday through Saturday, 8am to 5pm, offering the following services. New and used motorcycle sales, MOT Testing and repairs, a large range of tyre and accessory sales.

## External

To the front and rear of the property there is parking available. There is a secure compound at the rear of the property.

## Tenure

The business is offered on the Scottish equivalent of Freehold.



## Trading Figures

Full trading information will be made available after a formal viewing has taken place.

## Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale.

## Price

Offers over £325,000 are sought for the business, fixtures, fittings, and goodwill. Stock in addition at valuation.

All appointments to view this or any of our other properties must be made through the vendors sole agents:

## CCL Property Ltd

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

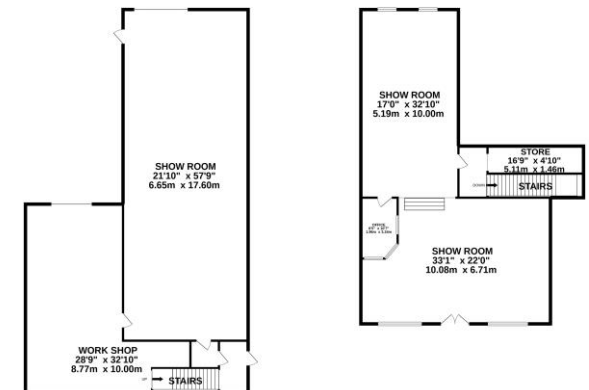


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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. All offers should be submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.



BASEMENT  
2015 sq.ft. (187.2 sq.m.) approx.

GROUND FLOOR  
1483 sq.ft. (137.7 sq.m.) approx.



4 PARADE SPUR, ELGIN, MORAY, IV30 6AJ  
TOTAL FLOOR AREA: 3497 sq.ft. (324.9 sq.m.) approx.  
We would advise you to seek professional advice before purchasing this property. The services, systems and appliances shown here are not guaranteed and no guarantee is given. © CCL Property Ltd 2023