

ccl

RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS



Norman Laing & Co

27-29 Perth Street
Blairgowrie | PH10 6DH

- Car Sale & Repair Business
- Excellent Reputation
- Peugeot Authorized Repairer
- EBITDA c£70,000
- MOT Station
- Freehold
- Long Established
- Central Location

Norman Laing & Co is a family owned and successfully run business that has been in operation since 1981. A successful business motor dealer business that has built up an excellent reputation over the years and benefits from excellent supplier relationships, especially with Peugeot. The premises are flexible and allow for an expansion of the business. It benefits greatly from its position close to the centre of Blairgowrie with ample parking close by.

Situation

Norman Laing and Co is situated in the heart of Blairgowrie, which has an excellent range of independent shops, professional services, schooling, a medical centre, cottage hospital, supermarkets, cafés and restaurants.

Perth and Dundee (both within 19 miles) offer a more comprehensive range of professional services, high street shops and leisure facilities. There are railway stations at Perth and Dundee. Dundee Airport (19 miles) has direct services to London, while Edinburgh Airport (57 miles) has a wide range of domestic and international flights. There is primary and secondary schooling in Blairgowrie and a choice of private schooling all within 31 miles.

The location is ideal for those who enjoy the outdoors. There are three golf courses at Blairgowrie. The Perthshire Hills and the Angus Glens are easily accessible and popular with hillwalkers; there is skiing at Glenshee (about 24 miles) and first-class salmon fishing on the rivers Tay, Isla and Ercht. There are plenty of opportunities for country sports on local estates.



The sale of Norman Laing & Co is a unique opportunity to purchase a thriving business that is growing year on year. It is ready for the new owners to continue this growth and expand the business.



The Property

Customer access is from the main doors at the front of the premises which open onto the new reception and waiting area. To the left is the main car showroom area. This is overseen from a number of sales offices with windows overlooking the showroom.

A door at the rear of the showroom leads to the MOT station which in turn leads to the main workshop. Both areas have access to the substantial stores department. There is a separate body shop. All 3 workshops have vehicular access on to Newton Street.

The total floor area is in excess of 1,300 sq mtrs

There is a parking area at the side of the property.

Business

Norman Laing has been in operation for over 30 years and has traded successfully throughout, building up an excellent reputation for the quality of service and professional knowledge. It benefits greatly from its location and reputation. The business is an approved Peugeot Repairer and offers a full supply, servicing body shop facilities and repair of all makes of vehicles. The business currently opens 7 days a week, Monday through Friday, 8am to 5pm, and 4pm on Saturday while the sales room opens from 12pm to 4pm on a Sunday.

Exterior

The business opens on to Perth Street at the front with the workshops having vehicular access to Newton Street at the side. There is an area off Perth Street that is used as a forecourt area.

Inventory

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



Tenure

The business is offered on the Scottish equivalent of Freehold.

Services

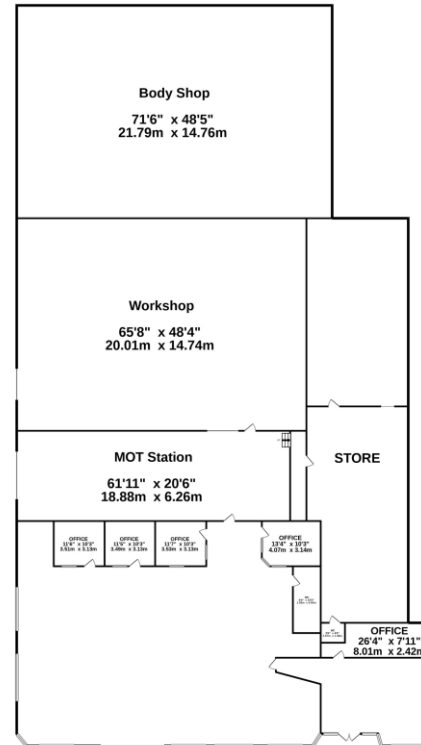
The property has mains water, drainage, and electricity.

Price

Offers over £995,000 are sought for the business, fixtures, fittings, and goodwill. Stock in addition at valuation.

**OFFERS OVER
£995,000**

GROUND FLOOR
14249 sq.ft. (1323.8 sq.m.) approx.



NORMAN LAING & CO, 27-29 PERTH ST, BLAIRGOWRIE PH10 6DH

TOTAL FLOOR AREA: 14249 sq. ft. (1323.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All appointments to view this or any of our other properties must be made through the vendors sole agents:



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T: 01343 610520

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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. 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.
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