



Johnston and Stuart

Dufftown, AB55 4AL

Offers Over £195,000

ccl
PROPERTY



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.

The 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.

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 Aberlour. 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.