

MACKENZIE & CORMACK

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

16-18 TOWER STREET, TAIN, ROSS-SHIRE, IV19 1DZ

TELEPHONE (01862) 892046 FAX (01862) 892715

Website: www.mackenzieandcormack.co.uk Email: mail@tainlaw.co.uk



SPINNINGDALE MOTORS & HOUSE, BONAR BRIDGE, SUTHERLAND, IV24 3AD

OFFERS OVER £325,000

Established motor business with extensive goodwill and a 3-bed walk-in property in approx $\frac{3}{4}$ acre in the pretty rural setting of Spinningdale. This has been a family run business for over 32 years and is now being sold due to the retirement. Spinningdale Motors is a car and motorbike MOT testing station with servicing, repairs and some vehicle sales. The excellent range of Class 1, 2 & 4 MOT equipment is all included. The business is being sold as a going concern with stock in trade available at an additional price at valuation on the date of entry. This is an ideal investment opportunity for either someone within the motor industry or entrepreneurs who can identify a new business venture for this property with parking and outbuildings.

Local amenities can be found in nearby Tain, Bonar Bridge or Dornoch and Inverness is only an hour away. The area is famed for its natural beauty with Dornoch having an award winning beach. Many outdoor pursuits are enjoyed in the area including golf, walking, stalking and fishing. Loch Migdale is a short drive away, ideal for walking or water sports. The famous NC500 is approx. 4 miles away.

HSPC Ref: MK04/55738

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP



Directions:

From Inverness take the A9 North over the Dornoch Bridge. Continue for a short distance and take the left hand turn signposted for Clashmore and Spinningdale. On reaching Spinningdale proceed into the village and the property is found on the right hand turn signposted for Migdale.

**Garage Business:**

The current motor business includes service and repairing cars, vans, motorbikes and off-road estate vehicles. The majority of customers are local private vehicle owners' Regular repeat customers also include local estates. There are some sales of private vehicles and motorbikes. Business accounts will be available to seriously interested parties after they have viewed the property.

Staff:

The current business is run by the owner with secretarial assistance by his partner. Staff include one full-time mechanic and occasional part-time mechanics assist the owner during busy periods. This established business operates with a high level of service and professionalism.

Main Repair Shop: 10.00m x 4.75m

With a small office. MIG Welder plant included.

MOT Workshop: 11.10m x 5.25m

With a parts store, staff tea room and staff WC. The MOT computer, printer and modem are all included.

**Motorcycle MOT Workshop: 11.10m x 5.25m**

Used for MOT testing and servicing of motorcycles.

Detached Garage: 4.75m x 5.75m

Large practical garage.

Yard:

L-shaped yard to the front and side of the garage premises. Used for customer parking.

Owner's Cottage

The 1½-storey owner's cottage is found next to the garage business. Accommodation: Entrance Vestibule, Living Room, Dining Room, Kitchen/Diner, 3 Bedrooms, Bathroom and Shower Room. DG with LPG CH and a multi-fuel stove in the living room. Extensive storage and spacious rooms. Practical ground floor bedroom and bathroom. Bedrooms 2 and 3 have a jack-and-jill shower room. Views to the Dornoch Firth. Sheltered garden with wooden shed and kennel. Ideal family home.







Outbuildings:

Log store and a storage room for the freezer. Wooden shed with light and power. Kennel with dog run.

Garden:

Grass verge with flower borders to the front and neat well-maintained enclosed garden to the side. Mainly laid to lawn with well-stocked flower beds.

Viewing:

Strictly by appointment on 01862 881212 (9am-5pm) or 07798767462

Energy Rating: E

Exclusions:

Please note all tool chests, owner's hand tools, the hydraulic press in the main workshop and the anvil are all to be excluded from the sale.



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.