



Offers Around  
**£595,000**  
(Freehold Sale)

**Kenny's Garage,**  
Lonmore Industrial Estate, Dunvegan, Isle Of Skye, IV55 8GU





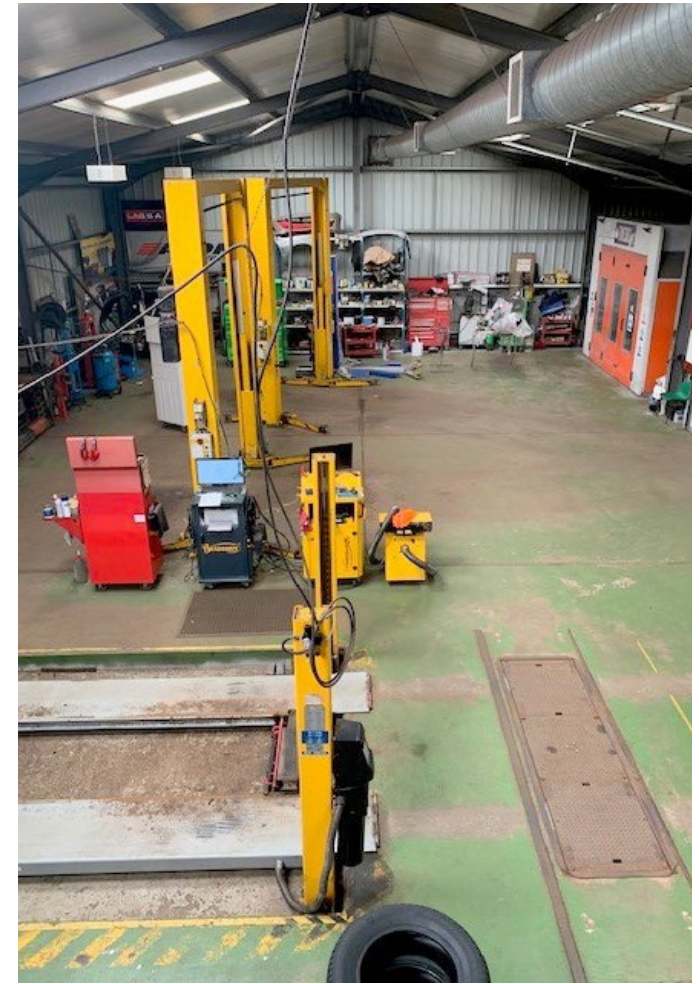
Attractive garage with superb development potential, set in an industrial trade location in popular village of Dunvegan

A very profitable well-established business

Outstanding self-employment opportunity in the Isle of Skye

Comprising of large open plan workshop area, paint shop and offices extending to 440m<sup>2</sup> and storage extending to 195m<sup>2</sup>

Ideal for a first-time entrepreneur with the requisite motor qualifications to further develop this established business



## DESCRIPTION

Kenny's Garage is a family run business is situated within the Lonmore Industrial Estate, Dunvegan, offering a prominent trading location with excellent signage. The unit has a high visibility presence on the B884 close to the A864 and just outside the village centre. There are 2 parts to the sale, the garage property and the storage property.

The garage is constructed with a steel frame and insulated metal profile wall and roof panels. On the ground floor there is an open plan workshop area and paint spray booth with two street level vehicle entrances and an office / welfare facility with a total area of circa 440m<sup>2</sup>. All equipment is included in the sale,

including class 4 MOT station, class 7 MOT station, body shop with paint spray ventilation system, ramp, 2 off 2 post lifts, hydraulic press, wheel balancer, mig welder, benches and racking. Adjacent to the body shop there is a metal storage container. Within the building there is a mezzanine storage located over the office area.

The storage and yard property is constructed with a timber frame and corrugated metal wall and roofing sheets with a total area of circa 195m<sup>2</sup>. There is development potential to convert the premises for purchasers who may have an alternative business idea, subject to the necessary consents.



## **TRADE**

The garage operates as an owner operated business with the use of staff mechanics. The core business activity is the servicing, repair and pre-MOT checks for motor vehicles. In addition, they offer tyre and exhaust fitting at competitive prices. A body shop fit out is in place although it has recently not been traded due to the personal preference of the owner. Business is generated from the local inhabitants and the influx of tourists mainly in the spring and summer seasons. Turnover and profitability has been consistent for many years. Accounting information will be made available to seriously interested parties subsequent to viewing.

## **PROPERTY**

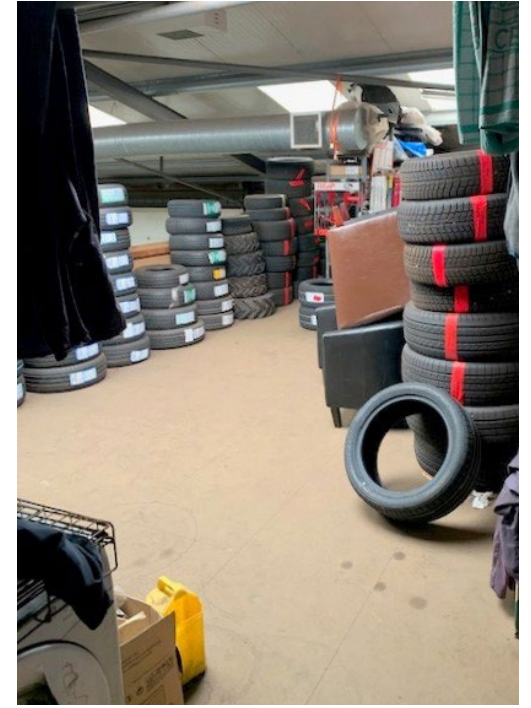
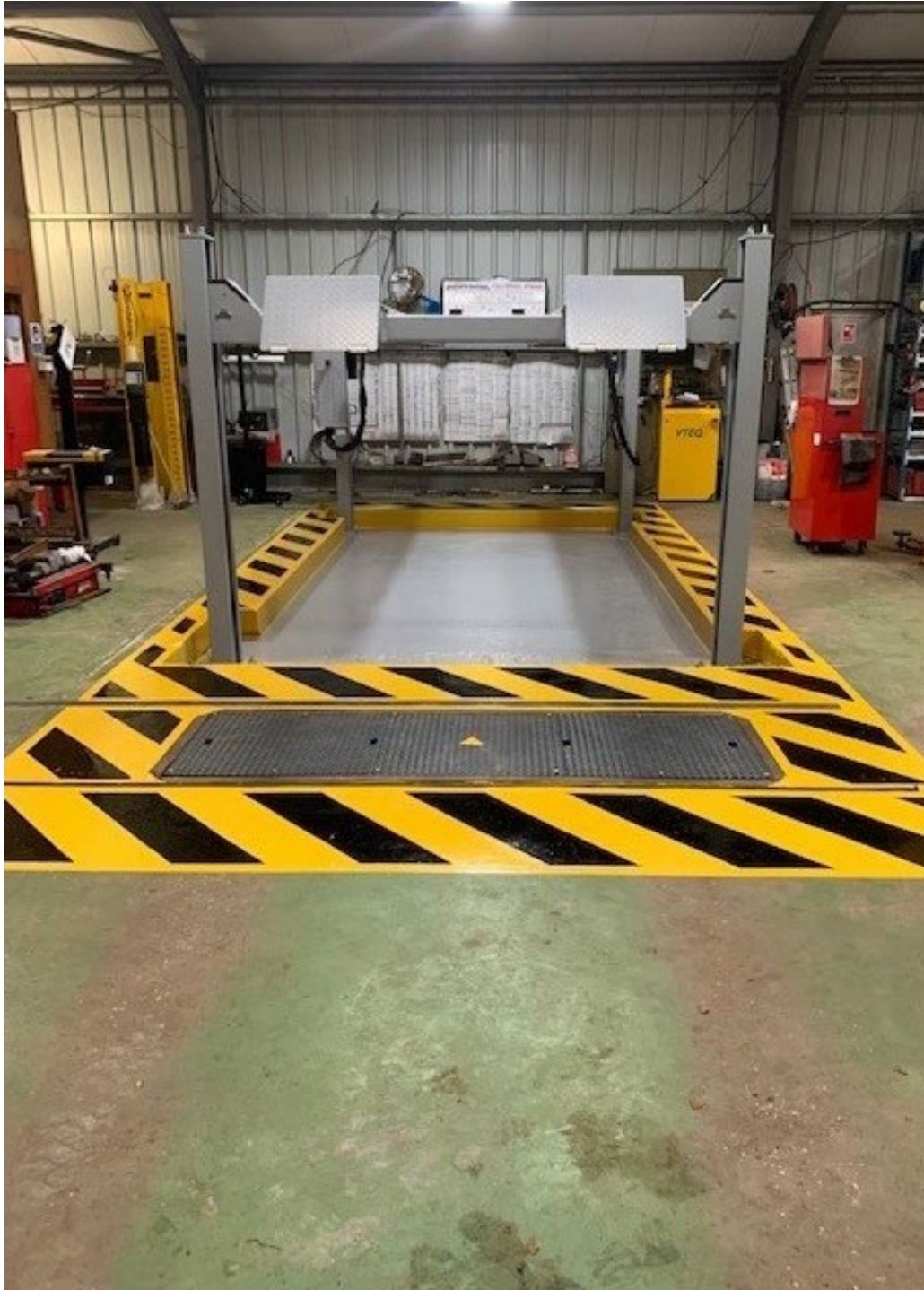
The garage property is around 18 years old and is of modern construction under a pitched tile roof. The property is set over one floor. All public facilities are located on the ground floor affording ease of access for less able customers. The business is well-presented projecting an all-round excellent proposition in an inspirational location.

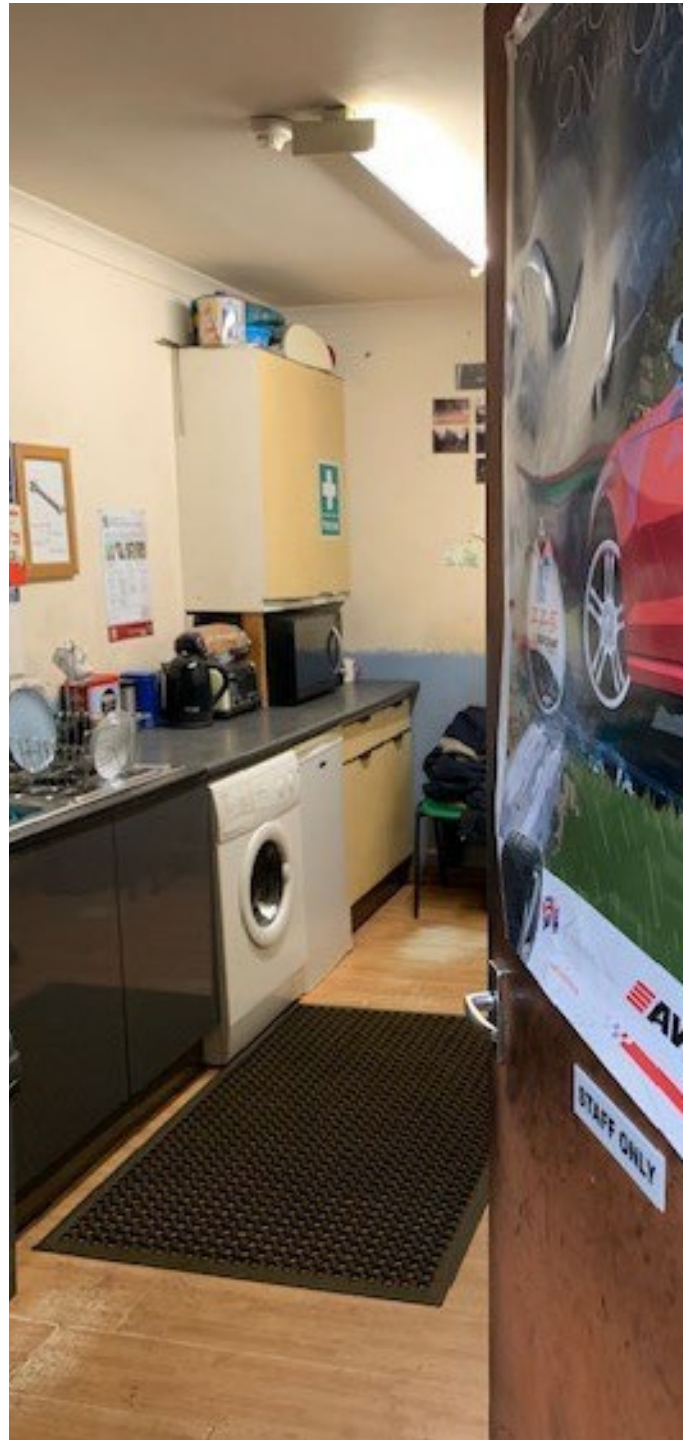
## **STAFF**

The business operates with a full team of staff covering all areas of operation. The team comprises of a manager, receptionist and 2 mechanics.

## **LOCATION**

The Isle of Skye, is located on the north western coast of Scotland and is a world-renowned holiday destination for a great number of reasons, appealing to a wide range of visitors, the summer season sees the population of the Island increase significantly and all businesses benefit from this greatly. Portree is the cultural hub for Skye, and the largest settlement with a population of about 2500. Skye's rugged Cuillin Mountains are known to walkers and climbers the world over and visitors are drawn to the spectacular Trotternish Ridge to the north as this wild area is dominated by astonishing rock formations such as the Old Man of Storr, Kilt Rock and the truly extraordinary pinnacles of the Quaraing. Fishing, water sports and genealogy are constant attractions along with breath-taking scenery, castles, distilleries and a Highland welcome. The village of Dunvegan lies on the B884 near Dunvegan and the renown Dunvegan Castle and 21 miles from Portree. The village is based around crofts with a small primary school.







## SERVICES

The unit benefits from 3 phase mains electricity and water. The drainage is by way of a septic tank. The building has an oil heating system and used LPG in the paint spray booth. Parking is provided on site.

## TITLE NUMBER

The property is split over the following titles and have title numbers Garage – INV7598 and Store and Yard – INV4765.

## RATES

The rateable values at April 2023 are: Garage: £14,750 – 04/09/010625/7 and Store and Yard: £2,100 – 04/09/01700/5 but benefit from a 100% discount under the Small Business Bonus Scheme with a net Liability of £zero for eligible businesses.

## ACCOUNTS

This business operates extremely profitably, demonstrating a consistently high turnover. New owners who have experience in the industry could take the business to the next level. Full accounting information will be made available to seriously interested parties subsequent to viewing.

## PRICE

Offers Around £595,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items.

## DIRECTIONS

See Map insert.

## EPC RATING

The property has an energy performance rating of 'B'.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We would be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd.  
17 Kenneth Street  
Inverness  
IV3 5NR

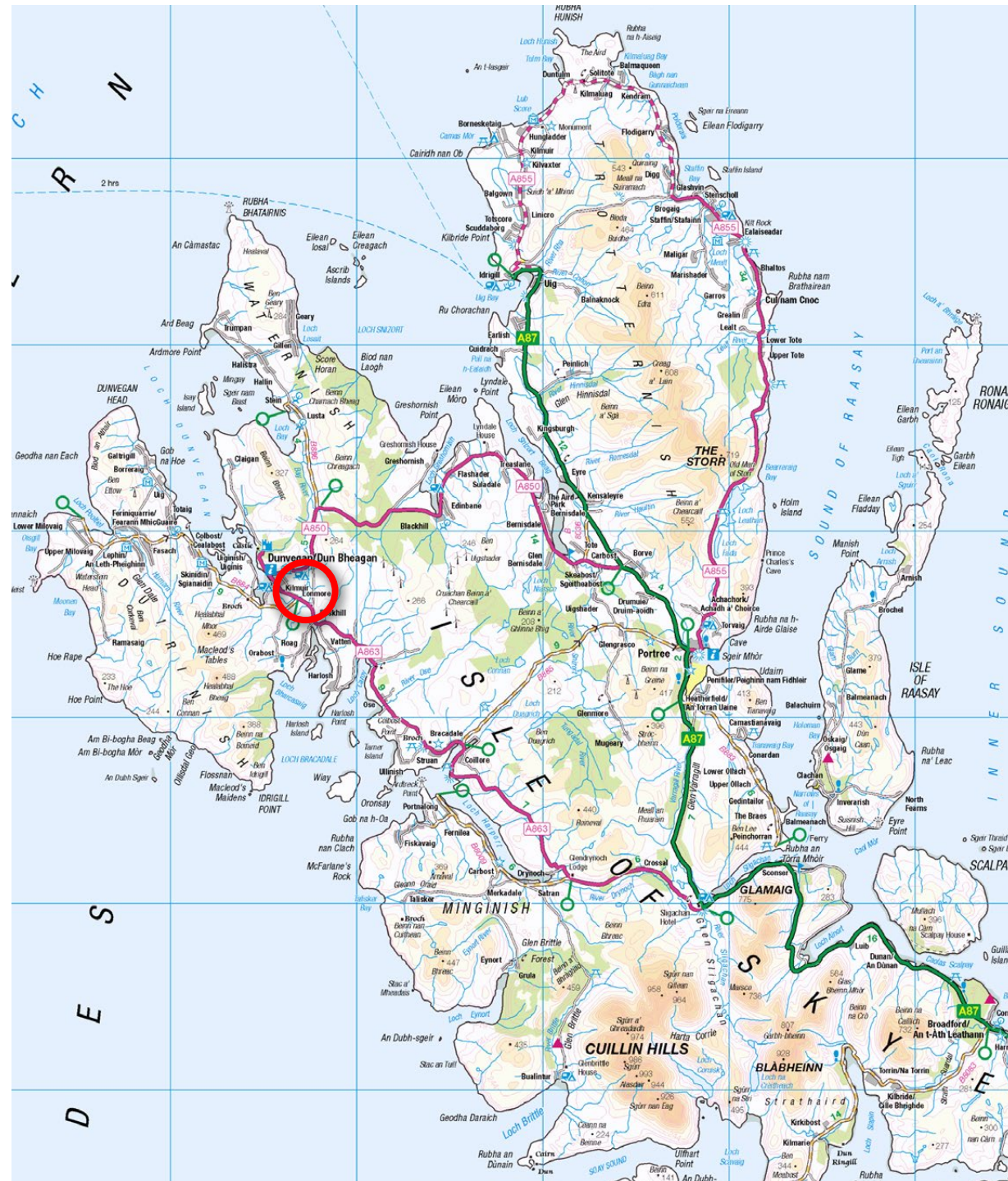
Tel: 01463 714757

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

W: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.



HOTELS  
GUESTHOUSES  
LICENSED  
RETAIL  
OFFICES  
INDUSTRIAL  
UNITS

17 Kenneth  
Street  
Inverness  
IV3 5NR

Telephone  
01463 714757



[www.bedandbreakfastsales.co.uk](http://www.bedandbreakfastsales.co.uk)