P J Grant & Sons, Filling Station, Transport Yard and Workshop
Forres Road, Nairn, IV12 5QD
Offers over £450,000
Rare opportunity to purchase an established family run business conveniently located off the A96 in the seaside town of Nairn. The subjects comprise a filling station with shop together with a Transport Yard and Workshop. This has been a family run business for over 40 years and is being sold due to the family retiring.

The Bungalow, Forres Road, Nairn, which is currently the owners accommodation is also for sale under separate negotiation.

The filling station and shop extend to 53 square meters or thereby with basement extending to 81 square meters or thereby and are being sold as a going concern and further details are available on written request.

The large workshop and store extend to 609 square metres or thereby. The property was formerly used as a commercial vehicle maintenance and repair station. There are two inspection pits.

The property would be ideal as a storage and distribution centre for companies servicing the Highlands & Islands and the extensive yard area would allow for considerable expansion subject to all necessary Local Authority Consents.
**Services**
Mains water, electricity and drainage – sewerage is by way of a private pump to the main sewage disposal system.

**Stock**
The stock is available under separate negotiation.

**Viewing**
For further information and an appointment to view please telephone Harper Macleod LLP on 01463 795006.

**HSPC**
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The above particulars, although believed to be correct, are not guaranteed and any measurements stated therein are approximate only. The plans on these particulars are for demonstration purposes only and the exact extent of land included in any sale will be subject to final approval by the sellers. The mention of any appliances and/or services does not imply that they are in full and efficient working order.