

**Hawick**

Call 01450 372336

**Price On Application**



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**Keith Robertson Cars**

Freehold Business Sale at Unit 5 Station Road, Earlston, Scottish Borders, TD4 6BZ



# Keith Robertson Cars

Unit 5, Station Road, Earlston

## Business Overview:

Keith Robertson Cars is a thriving, family owned, vehicle sales, service and MOT business located in the Scottish Borders town of Earlston. Since inception, in 2001, the business has been developed through employing experienced and motivated staff to deliver the best possible customer service which has resulted in creating an ever increasing, loyal, customer base. A large majority of customers are based in the towns, villages and farms within a 10 miles radius of the business premises and the A68 trunk road, which links the area to Edinburgh and Newcastle, enables good accessibility for all customers.

The business is being sold due the retirement of the Business Partners. It offers a good opportunity for those that wish to maintain or expand this established Motor Trade business, with or without the vehicle sales operation being included.



## Accommodation Details

The subjects comprise of three buildings;

- A single storey building of brick and render construction with profiled sheet asbestos roof, constructed around 1960. The building incorporates a large reception area with customer seating and an open plan reception desk, four offices, gents and ladies toilets, staff kitchen/restroom, tyre replacement and wheel balancing room and three store rooms. There is a partially floored attic with wooden stair access.
- An uninsulated workshop with walls and roofing of profiled metal sheeting with two x 5-metres-wide roller shutter doors, a fire exit door and a personnel access door to the above building. There are two x 2 post lifts, a work bench and hand washing facilities incorporated in this building.
- The third building, which is not connected to the others but is immediately adjacent, comprises a purpose built vehicle workshop with two x 3-metres-wide roller doors and four access/fire exit doors. Constructed in 2011, the building is of steel frame construction with composite cladding panels and an eaves height of four metres. There are four x 2-post lifts, one x 4-post lift, a mains gas fired boiler with convection system and vehicle exhaust extraction system is incorporated within this building.

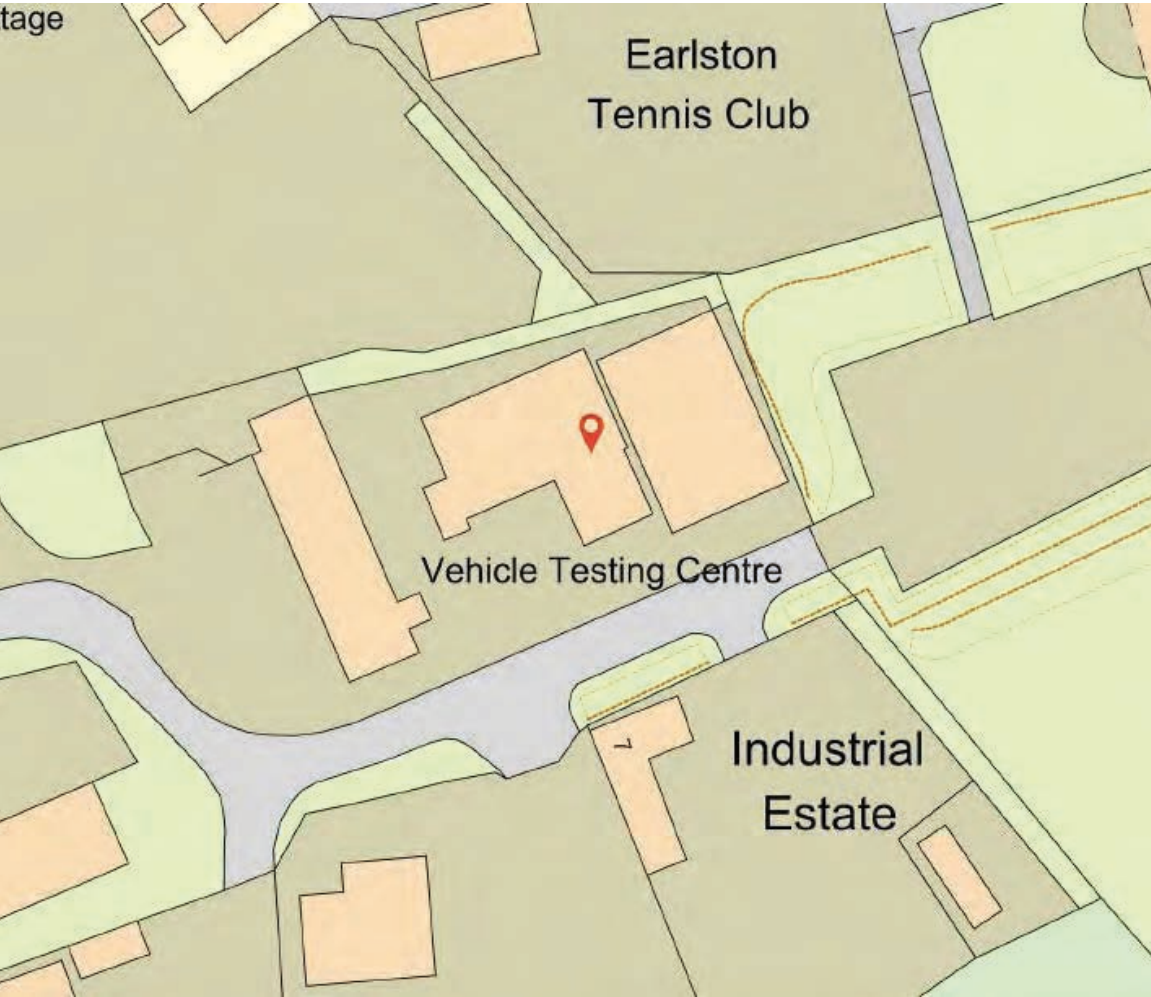
The premises is bordered by a mix of uses. The old Earlston High School grounds lies to the east of the site. This ground has been granted planning permission for 67 residential homes. There are tennis courts to the north east and commercial property to the north west and west.











Location

Earlston is a Scottish Borders market town situated on the A68 trunk road. It lies approximately thirty five miles south-east of Edinburgh, fifteen miles north of Jedburgh, some ten miles east of Galashiels and less than six miles from Tweedbank Railway Station. The premises are approximately two hundred metres from Earlston High Street and Bus/Rail Link Station.

Surrounding premises occupiers in the Industrial Estate include; Border Chainsaw and Lawnmower Services Ltd., Rodger Builders Ltd., Earlston Self Storage Ltd. and BRS Earlston Body Repairs. Local amenities include; Co-op Food Store and Fuel Station, Red Lion Hotel and several convenience food outlets.

Measurements

According to our recent measurement survey the premises contain the following approximate gross internal area:

	SQ M	SQ FT
2 x private offices off entrance	23.87	257
Kitchen	14.06	151
WCs	3.6	39
Showroom and 2 x offices	57.47	619
Attic	120.12	1,293
Small store	4.9	53
Engineering/car valeting workshop	60.83	655
2 x tyre repair stores	21.01	226
Customer counter office	5.75	62
Engineer's office	8.91	96
New Workshop	294	3,163
Corridors/Circulation	37.16	400
Total	651.68	(7,014)

The site on which the building sits extends to approximately 0.32 acres (0.14 hectares).





Interested in this property?

**Hawick**

Call 01450 372336

55 High Street  
Hawick  
TD9 9BP

Email: [hawick@cullenkilshaw.com](mailto:hawick@cullenkilshaw.com)

Tel: 01450 372 336  
Fax: 01450 377 463

Opening Hours  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868

### Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have been entered into the valuation roll at £19200. The uniform business rate for the current year is £0.49 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

### Trading Figures

Trading accounts will be provided to parties who are genuinely interested following a viewing of the business and subject to a confidentiality agreement. Please contact the joint selling agent for further details.

### Tenure and Pricing

The heritable title to the property, business goodwill and fixtures and fittings pertaining to the business are all available. A guide price will be provided on application to parties intimating a serious interest and who have carried out a viewing.

### Energy Performance Certificate

The Energy Performance Certificate rating is G.

### Legal Costs

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.

### Viewing and Further Information

Viewings can be booked via Allied Surveyors or Cullen Kilshaw,



Contact:

**0131 357 4455**

E: [Iain.Mercer@alliedsurveyorsscotland.com](mailto:Iain.Mercer@alliedsurveyorsscotland.com)  
E: [Bernadetta.Majewska@alliedsurveyorsscotland.com](mailto:Bernadetta.Majewska@alliedsurveyorsscotland.com)



Contact:

**01450 372336**

E: [lauren.brown@cullenkilshaw.com](mailto:lauren.brown@cullenkilshaw.com)

Full members of:

