

ELF AUTOPOINT

1 HADDINGTON ROAD, TRANENT
EAST LoTHIAN, EH33 1DZ





THE LOCATION TRANENT

Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.

The town itself has a well-established high street with a choice of banks, Post Office, ample shops and amenities including a brand new grocery store and an American style ice cream parlour. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores.

Tranent's popularity with commuters is in part due to excellent bus services operating to and from the city centre and many surrounding areas along with a network of roads leading to the city centre which is approximately ten miles away.

Rail connections are available at Prestonpans, Wallyford, and Musselburgh. Within the town, there is a range of schools for all ages and several leisure facilities including a swimming pool.





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McEwan Fraser Legal is delighted to be able to present this unique opportunity to purchase a fully trading commercial car sales business with additional tenants on-site namely a paint shop and a car wash business secured within separate lease agreements this is an exceptional and unique opportunity to purchase a large freehold site located on the main road that has scope to increase existing business coupled with real residential development potential with the correct planning application being successful.

Reason for sale: Our client is selling due to retirement and has built this business over thirty plus years and is intending to fully retire.

Accounts and Trading Figures are available on request by the purchaser's solicitor or broker following a formal viewing.

All offers should be submitted to McEwan Fraser Legal with whom purchasers should register interest if they wish to be informed of closing dates.

Tenure: Freehold.

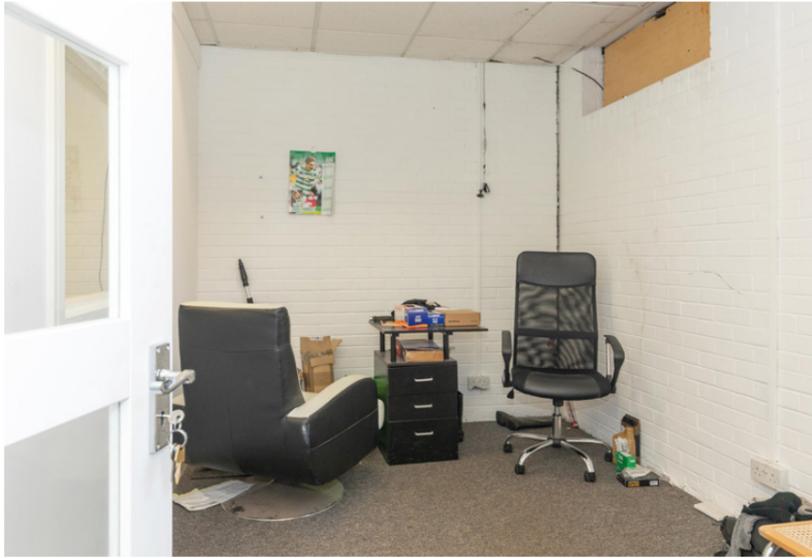
Services: water, electric, gas; mains connected.

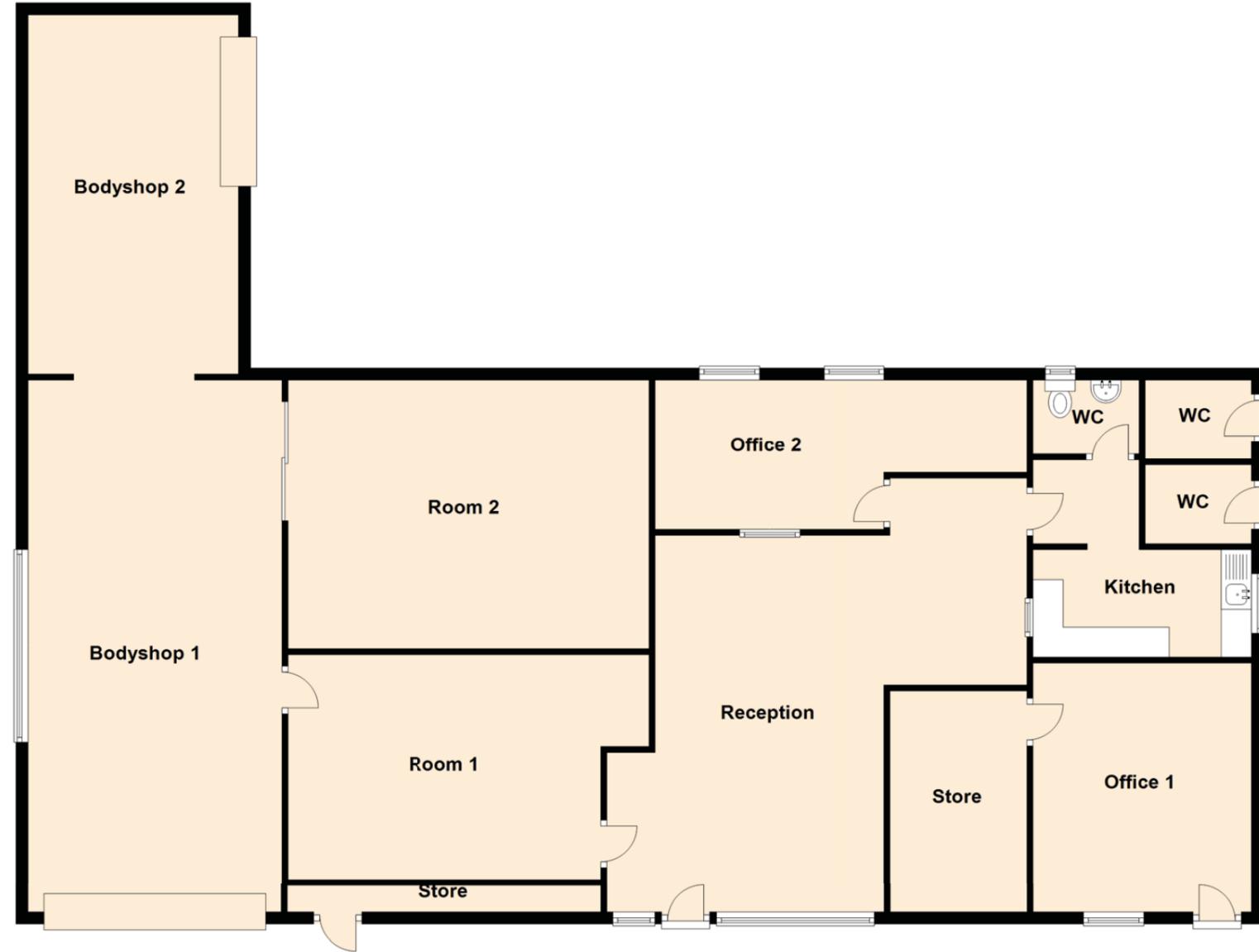










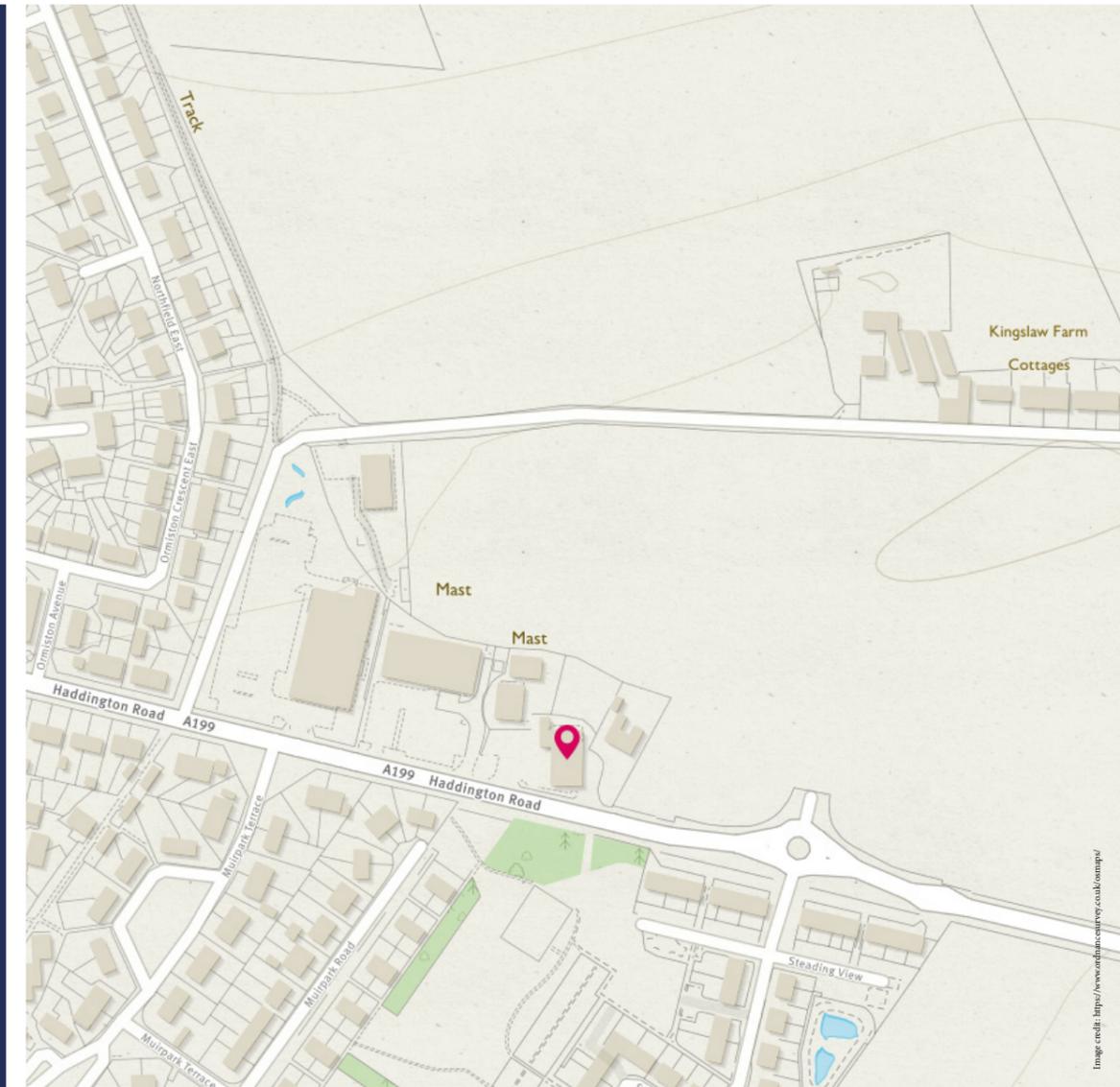


SPECIFICATIONS & DETAILS

Approximate Dimensions (Taken from the widest point)

Reception	6.30m (20'8") x 6.17m (20'3")
Office 1	4.16m (13'8") x 3.62m (11'11")
Office 2	6.13m (20'1") x 2.50m (8'2")
Kitchen	3.62m (11'11") x 1.80m (5'11")
WC	1.76m (5'9") x 1.24m (4'1")
Room 1	6.00m (19'8") x 3.76m (12'4")
Room 2	6.00m (19'8") x 4.50m (14'9")
Bodyshop 1	9.10m (29'10") x 4.20m (13'9")
Bodyshop 2	6.00m (19'8") x 3.48m (11'5")

Extras (Included in the sale): To be discussed at formal offer.





McEwan Fraser Legal

Solicitors & Estate Agents

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Part
Exchange
Available

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Text and description
BILL CORBETT
 Commercial Director



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer