



Offers Over
£599,000
(Freehold)

MacDonald's Hardware and Two Flats,
High Street, Dingwall, IV15 9HL



Outstanding business opportunity within prominent central trading location

Located in the thriving town of Dingwall

Highly popular traditional hardware business

Strong turnover and high profitability from a sustainable trading model

Includes purchase of two desirable 2-bedroom tenanted flats



Business development potential

Ground floor sales area with a net internal area of circa 465m²

First floor extending to 136m²

Benefitting from an accessible trading location

Private onsite and public car parking close by





DESCRIPTION

MacDonald's Hardware is a flourishing retail business in a prominent trading position located within the town centre of Dingwall. This prosperous and attractive trading unit is well-established with a long trading history going back some 50 years. The building dates from 1875 and has been in the ownership of the current operators since 1996. Today it remains a vibrant and highly profitable business with a strong and loyal customer base.

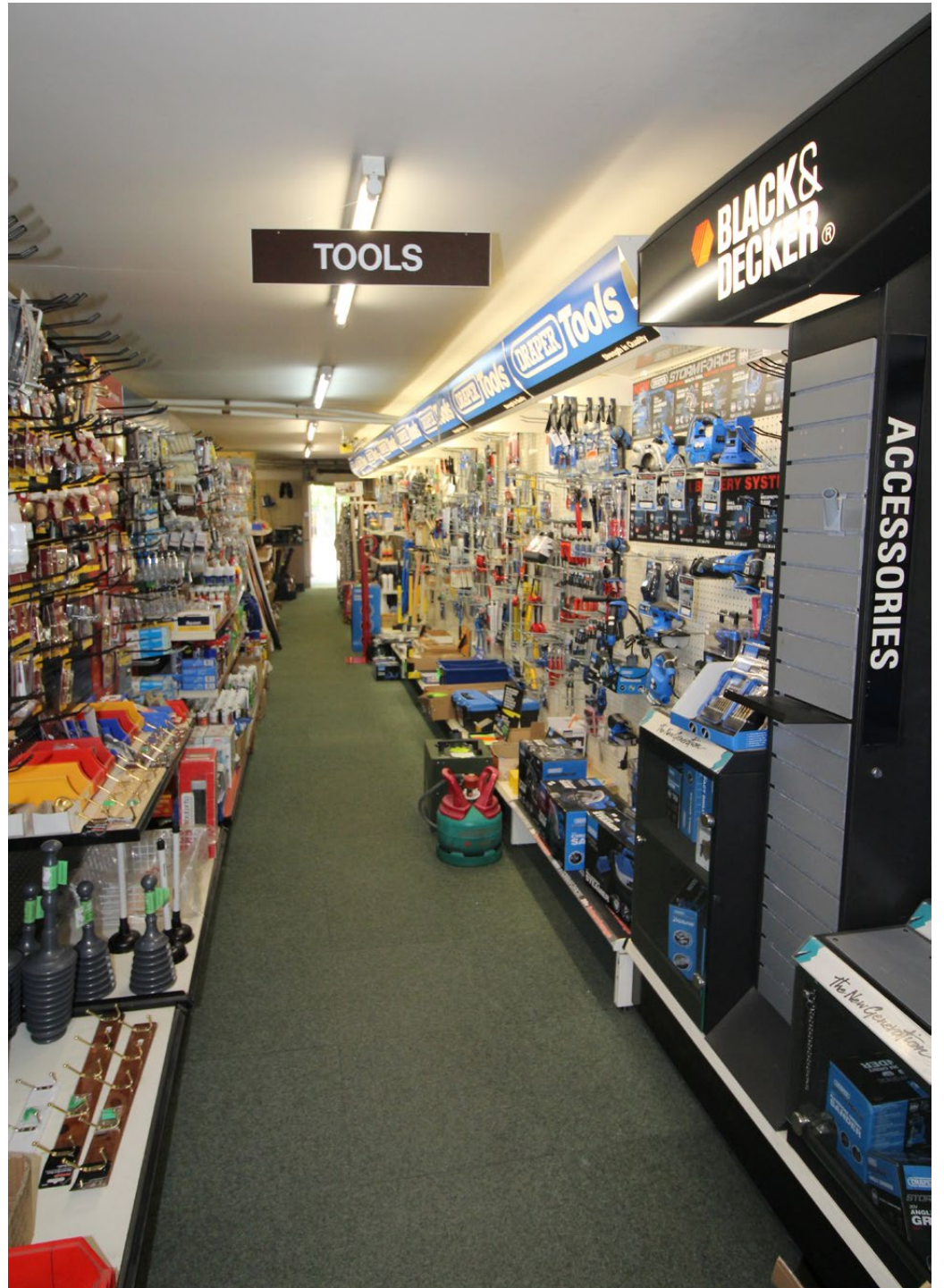
The significant turnover is generated from a wide selection of sales which include general household goods, gifts, gardening equipment, pet supplies, brewing supplies, general hardware and DIY items to name the main categories. There is also a highly successful cookware shop incorporated within the store. Macdonald's Hardware is deceptively spacious with a net trading area extending to about 465m². The store is set out intelligently making the most of this expansive space, utilising a wide range of shelving and racking as well as free standing display units. The frontage of this unit is just over 9 metres wide and extends to over 50 metres in depth.

On the first floor there are a selection of rooms which could be utilised more fully to develop the business further. Subject to consents there may be scope to introduce a café style facility which could be a great income generator in its own right but could also drive additional footfall. The current owners have been reducing their input into the store in recent years to reflect their desire for an improved work-life balance. It is the vendors belief that younger operators, or someone looking for a sound business development opportunity, could build on the existing trading patterns through the provision of additional services thereby raising the business performance even further. The retail unit is set in the town centre and benefits from an existing high customer basis. The store is highly popular within the wider community and benefits from a sound reputation. The property is of traditional construction and soundly presented internally. The open plan layout of the sales areas allows for the flexible use of space. The business currently employs a shop manager and staff allowing the vendors to take extended periods away from the business whilst retaining a strong profitability. Over and above the associated car parking there is ample free car parking for this busy town centre nearby.

To the front of the property, on the first and second floors, there are 2 flats which are both in good decorative order. Each has a living room, kitchen / diner, 2 double bedrooms and toilet / washing provision. The first floor flat has a bathroom, and the second floor flat has a shower room with a separate WC. The flats are accessed via a separate stairwell accessed from the lane which connects the private car part to the rear with the high street.

REASON FOR SALE

The business has been owned and successfully operated since 1996. It is their desire to retire that brings this fantastic business opportunity to the market. This sale would suit someone already in the retail sector or associated building trades. The vendors have intimated that they would be willing to provide an on-going degree of short-term support for new owners should this be required.





LOCATION

The Town of Dingwall is located on the banks of the river Conon in the beautiful rural setting of Easter Ross-shire. With a population of circa 6,000 but with a much higher catchment area, the wider area benefits from thriving agricultural, engineering, tourism and port related businesses. Due to its location Dingwall is a centre of administration and as such is well provided for in terms of social, welfare and general services. The Town has a long and established history and the wider area has a great many attractions such as castles, distilleries and golf courses. However, many visitors just come to enjoy the beautiful countryside and hill walking. For those interested in field sports and fishing rural Ross-shire offers unparalleled experiences with some outstanding salmon and trout fishing. The Cromarty Firth and Moray Firth are popular venues for adventurous water sports with the many freshwater lochs in the region providing an outlet for a wide range of activities. The Moray Firth also attracts visitors because of the presence of dolphins and minke whales. Dingwall is approximately 14 miles from Inverness, a vibrant centre of tourism and commerce with excellent communication links (Rail and Airport).





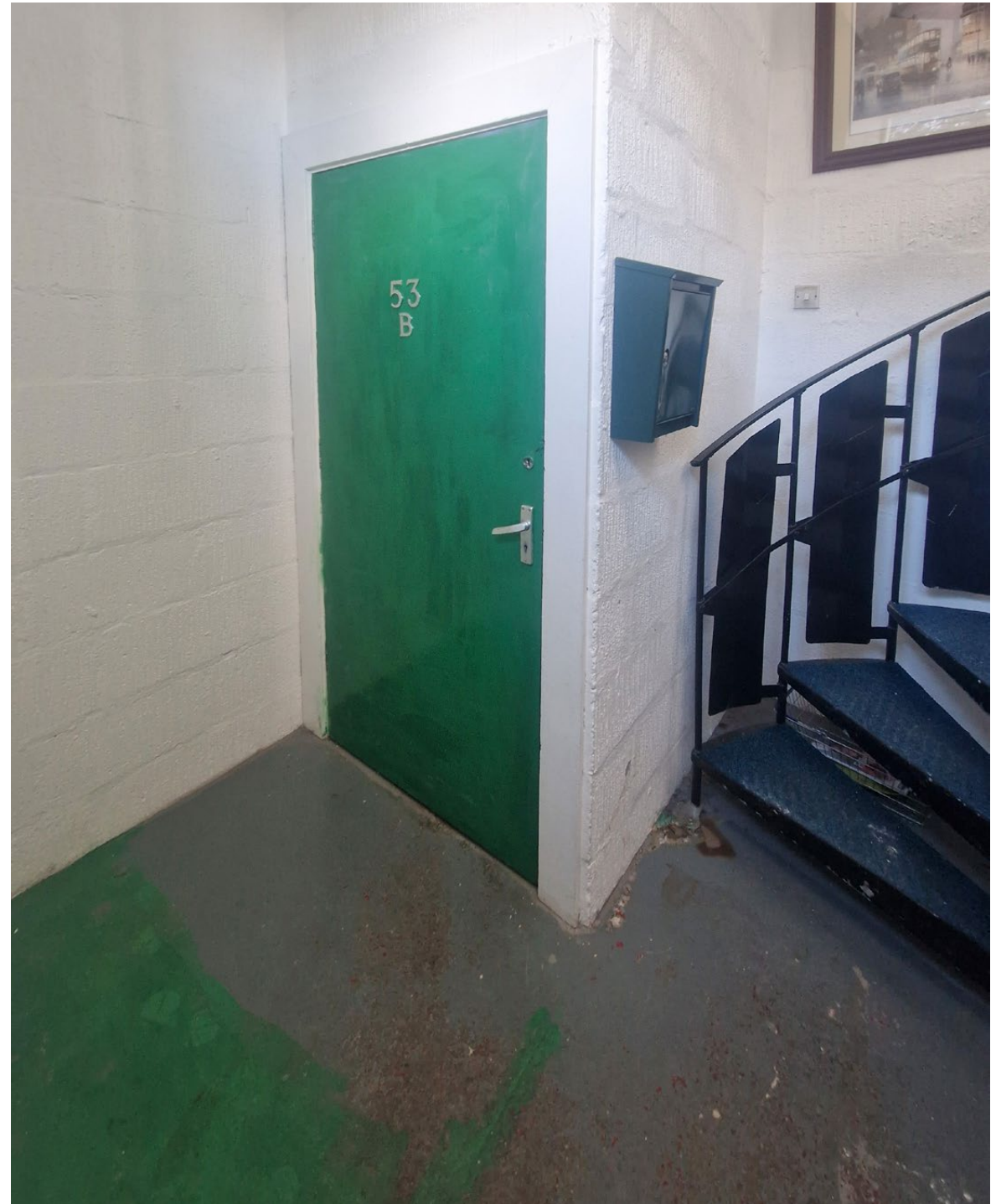
PROPERTY

The property is a two storey unit with the trading elements on the ground floor and administration and storage space on the first floor to the rear of the property. There are two residential flats that form part of the sale above the front area of the shop. The building dates from 1875 and the original part is of stone construction under a pitched slate roof with numerous extensions being added over many years. The main frontage sits on to the high street in the town centre and has an entrance and separate exit under the same covered area. Upon entry is the sales counter just to the right which is situated by the exit affording excellent control and security. The ground floor sales area has aisles running from the front of the shop to the rear of the property. There is a second service counter mid-way into the store. Other features include a paint area and a key cutting service. The shop displays a wide range of goods and details can be found on their website www.macdonaldshardware.com.

The first floor spaces are separated into various rooms and are presently underutilised. Stairs led from rear and the mid-section of the store to the first floor. From the mid store access there is a staff washroom, a general utility room and two separate store rooms. From a hallway is a spacious storeroom which is the width of the unit and through an opening is a further similar store. A further door leads to a spacious open plan office and general administration area with a partition wall splitting the room to the mid-point. Within this space is a staff rest area with a further staff washroom and stairs leading to the rear of the property providing access into the store and to the external area. This ground floor entrance provides access to customers entering from the car park. at the rear of the store. Finally on the first floor there is a further area of 3 rooms which are currently not in general use but have been previously used as a beautician's area.

GROUND AND EXTERNAL AREAS

There is a customer car park to the rear of the shop with two open enclosures, one for LPG cylinders and the other historically used for garden products, currently unused. There is also a timber shed located close to the entrance to the car park. The car park has a hard-core level finish throughout. The title also included the access close on the south side of the building connecting the car park to the high street.









THE FLATS

The flats have independent access via an external stair and a secure external door at first floor level. The common lobby houses an attractive steel spiral stair to the second floor. Each flat has a secure door from the common lobby. On entering each of the flats there is a hall which provides direct access to the living accommodation and various cupboards. The flats are being sold with a tenant in place. Both flats are centrally heated. Rental agreements can be made available to seriously interested parties subsequent to viewing.

The 1st floor flat is spacious with high ceilings and large sash encased windows, providing plenty of natural light. This flat has many delightful original period features and the flat in good decorative order throughout. The current rental is £600 per month.

Lounge	5.07m x 4.20m
Kitchen/Dining Room	5.07m x 3.00m
Bedroom	3.66m x 3.00m
Bedroom	3.66m x 3.00m
Bathroom	2.90m x 1.80m

The 2nd floor flat is cute and cosy with combe ceilings and dormer sash encased windows. This flat has lots of original period features, which creates a lovely ambience and the flat in good decorative order throughout. The current rental is £550 per month.

Lounge	3.96m x 3.49m
Kitchen	3.78m x 2.72m
Bedroom	3.96m x 3.54m
Bedroom	3.99m x 2.72m
Shower room	2.96m x 3.00m

The room sizes above are indicative and should never be relied on and should be checked on site before use.





DEVELOPMENT POTENTIAL

Historically the vendor has sold gardening products in the fenced off area to the north side of the car park. This is something which they stopped doing for physical reasons. This was a profitable part of the business historically, which the new owners could capitalise on.

The first-floor commercial area could lend itself to rental accommodation should the new owners not require the full area.

SERVICES

The business benefits from mains electricity, water and drainage. The flats have a natural gas supply which is used for space heating and hot water.

TRADE AND ACCOUNTS

This successful business trades to a very profitable level and there remains scope to develop the trading aspects further. Full accounting information will be made available to seriously interested parties subsequent to viewing.

RATES / COUNCIL TAX

The property has a business Rateable value of £20,000 reference number 03/09/390610/1 (April 2017) but may benefit from a discount under the Small Business Bonus Scheme with a net reduced liability for qualifying businesses. The first floor flat has a council band rating of "B" and the attic flat has a council band rating of "A".

WEBSITE AND WEB PRESENCE

The business has a modern web site, www.macdonaldshardware.com, and had a Facebook presence.

PRICE

Offers Over £599,000 are invited for the heritable property (both commercial and domestic) complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

EPC RATING

The commercial property has an Energy Performance Rating of 'TBC'. The 1st floor flat has an energy rating of "D" and the attic flat has an energy rating of "D".

TITLE NUMBER

The property has a title number of ROS5700.

DIRECTIONS

See map insert. What3words reference is /// headset continues forkful

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. We will 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.

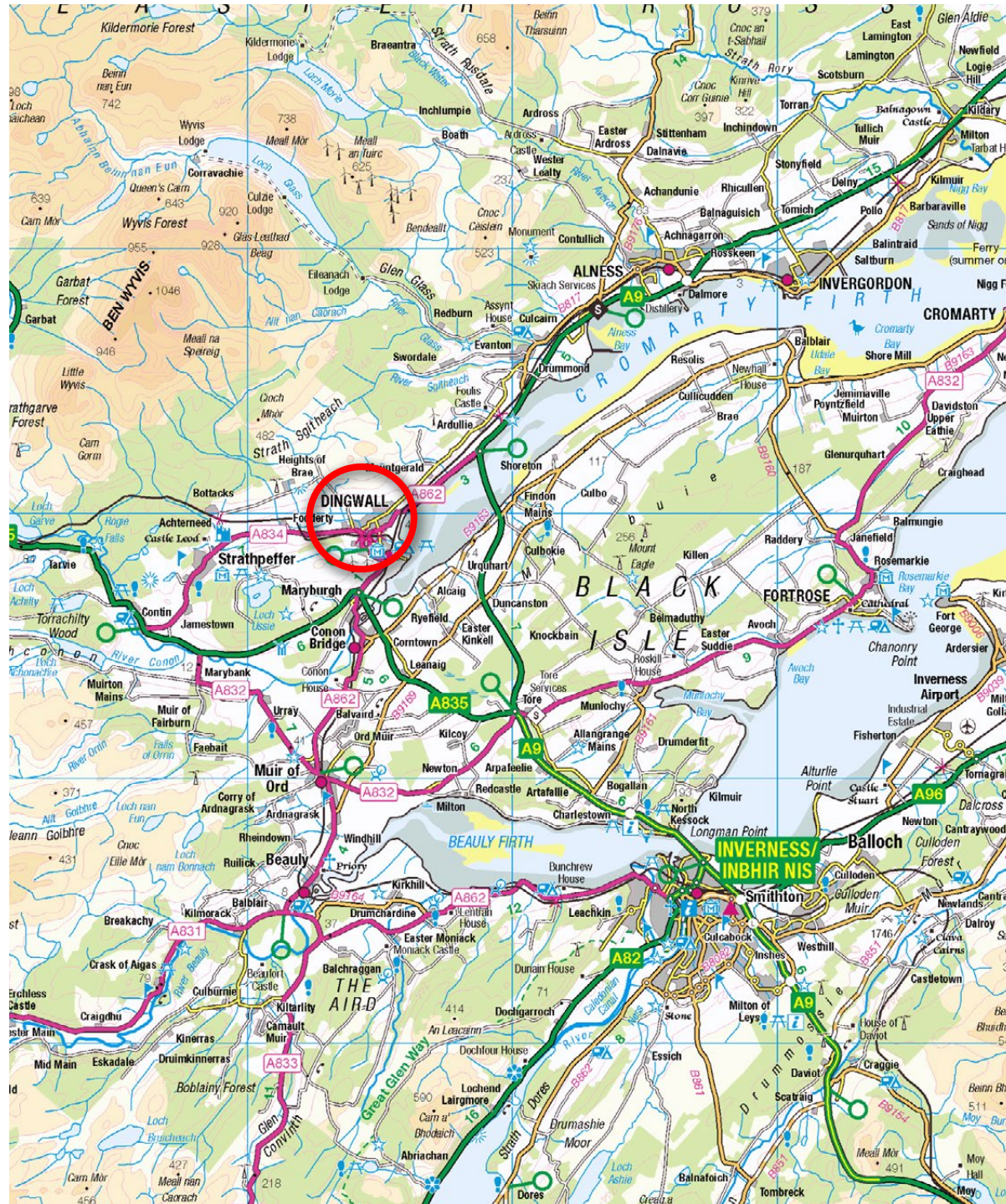
VIEWING

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

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR
Tel: 01463 714757 (5 Lines)
E: info@asgcommercial.co.uk
Web: 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, should one be set.



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