



DONALDSON'S HARDWARE AND COOK SHOP, 26 HIGH STREET, GRANTOWN-ON-SPEY, PH26 3EH

An established highly popular, hardware store offering circa 141m² of sales area in a prime trading location

An exceptional business with excellent and sustainable profit margins from year-round trading

An expansive property over three floors with substantial additional buildings with some business development potential subject to consents



Situated in the beautiful Highland village and tourist destination of Grantown-on-Spey

**Offers Over £370,000
(Freehold)**



Hotels
Guesthouses
Licensed
Retail
Offices
Industrial
Units

York House
20 Church
Street
Inverness

Telephone
01463
714757



DESCRIPTION

Donaldson's Hardware Store is a most popular shop situated in a prime trading location on the busy High Street of Granttown-on-Spey. The business is mainly operated with family members serving customers. The business caters to a solid year-round demand from local residents and visitors, with the addition of busy tourist trade which peaks between Easter and October. This thriving business delivers a wide range of merchandise including; gardening equipment and sundries, painting and decorating products, hardware items, household equipment and a wide range of gifts. In addition the Store provides a paint mixing and key cutting services plus it sells bottled gas. The selling space extends to circa 141m² and is laid out intelligently to show the wide range of products to best effect. The trading areas of the Store are set on the ground floor providing easy access for customers and with street facing windows offering a good level of natural lighting and a superb display advertising capability. The range of products is such that there is need for spacious storage facilities which the Store possesses; internal storage extends to approximately 112m² and external building storage equates to approximately 100m². In addition there is a further storage area for bulk items and gas bottles.

Donaldson's Hardware Store is situated in the centre of Granttown-on-Spey, highly convenient for customer access and located within the main commerce area including other shops, restaurants, hotels, pubs and



B&Bs etc. The business has over 60 trading accounts which include some local estates; the business has a strong reputation locally. Granttown-on-Spey has a variety of facilities for visitors and sits at the confluence of three major tourism "trails" dedicated to golf, castles and distilleries. The town has its own excellent 18-hole golf course and the area is home of the famous Boat of Garten Golf Course. The area is also renowned for its salmon fishing along the River Spey and the town has a long tradition associated with the sport. In addition, the Cairngorm Mountains offer a range of mountain sports from trekking in the summer to skiing in the height of winter. In particular the area attracts a large number of bird watchers. With a host of tourist and leisure facilities within a short drive, Granttown-on-Spey has a wide range of choice and activities for visitors to pursue and is an ideal geographic location as a base from which to tour both the Highland and Grampian regions of Scotland. Granttown-on-Spey also provides a culturally rich living and working environment. The location of the Shop within busy Granttown-on-Spey and the many activities/attractions in the Cairngorm National Park lead to a high footfall level and potential customer base for the business.





The present owner purchased Donaldson's Hardware Store in 2004 and has enjoyed the profitable and independent lifestyle that accompanies self-employment. Trade has been consistent over this period with the business demonstrating excellent profitability. The proprietor now wishes to retire from the retail trade, hence the opportunity for new enthusiastic owners to acquire this thriving business and build on successes to date.

THE PROPERTY

The property is of traditional granite stone construction under slate roof over two floors with a loft and basement storage area. This property is presented in good order throughout and is fire compliant with an internal CCTV / security system.

TRADING AREAS

From a most prominent trading location on the High Street, Donaldson's Hardware Store has a distinctive and well signed frontage and easy access through the single point of entry at street level. The sales counter is positioned to the right of the entrance and accommodates an electric till. The sales counter location provides good visibility throughout

the length of the main sales areas. The shop is configured into an 'L' shape with a paint mixing area and a key cutting bench. The merchandise areas are configured with aisles, wall mounted shelving and specialist storage containers. The sales area extends to circa 141m² and is well presented.

SERVICE AREAS

The business has ample storage with first floor, basement and loft storage areas extending to 112m². In addition external building storage equates to approximately 100m² plus there is a further storage area for bulk items. The building and external buildings could afford new owners some development potential subject to planning consents. There is a staff washroom and an office. The Store has customer parking to the front and additional public parking is located within a short walk. Access to the rear of the subjects is via a tarmac drive which affords private parking. The driveway provides right of way only.

SERVICES

Mains electricity, water and drainage.





Commercial

Hotels
Guesthouses
Licensed
Retail
Offices
Industrial
Units

York House
20 Church
Street
Inverness

Telephone
01463
714757



TRADE

Full accounting details will be made available to genuinely interested parties subsequent to viewing. Trading hours are - Monday to Saturday 9am until 5pm with half day opening on Thursdays.

EPC GRADING

The property has an Energy Rating of 'G'.

PRICE

Offers Over £370,000 for the heritable property complete with goodwill (excluding trading name) and trade contents (according to inventory), excluding personal items. Stock at valuation.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. Paul Hart (Director Commercial Sales) 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.

DIRECTIONS

Inverness 35 miles, Elgin 36 miles, Perth 96 miles and Aviemore 15 Miles
See map insert.

VIEWING

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

ASG Commercial Ltd

Tel: 01463 714757

Mob: 07799 896 931 (Paul Hart)

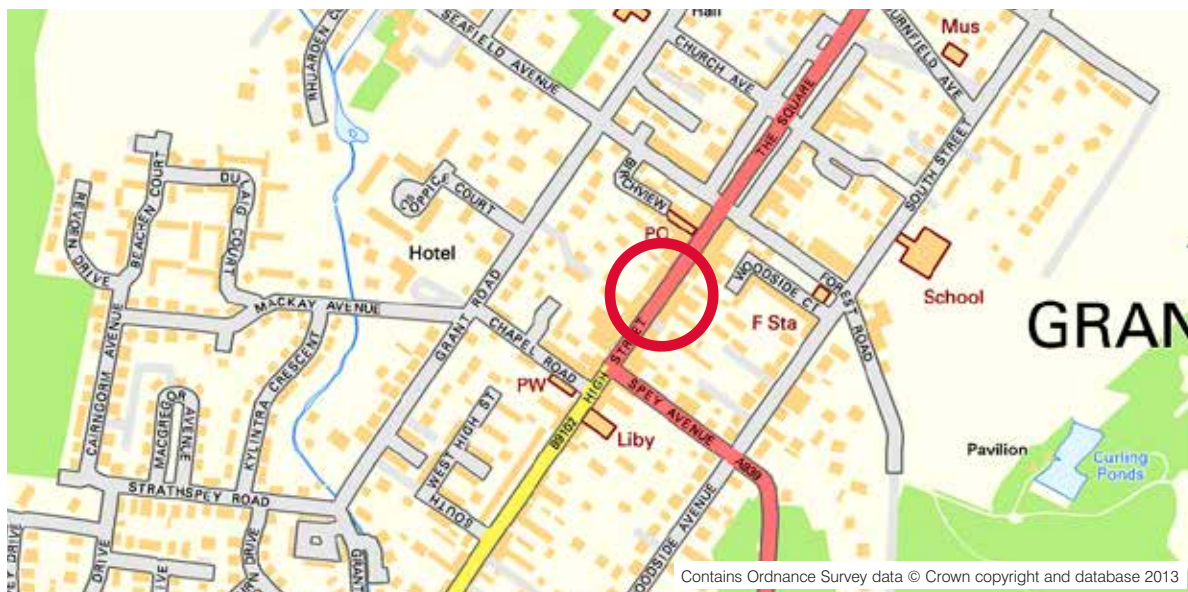
Mob: 07468 699 627 (John Hart)

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.



Contains Ordnance Survey data © Crown copyright and database 2013

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.