







- Thriving hardware business in a prominent central location
- Detached freehold property with retail, storage, and office accommodation
- Excellent visibility with strong frontage, nearby parking, and loading access
- Profitable trade with diversified product lines and services
- Strong local and Isle of Skye visitor customer base
- Established delivery service to local customers
- Positioned beside complementary businesses at the gateway to Skye
- External display and storage areas for plants, fuels, and bulky goods





## Description

JJ's Hardware is a thriving hardware business occupying a prominent central location within Kyle of Lochalsh. The business operates from a detached building comprising of a ground floor retail sales area with upper floor storage and office accommodation. An established delivery service is included in the sale.

The business enjoys an excellent trading position serving both the local community and the Isle of Skye visitor market and is situated beside complementary businesses.

## Trade

The business trades profitably with a wide range of everyday DIY essentials together with key cutting and paint mixing services. Additional product lines include plants, seeds, compost, gardening equipment, fuels, and a selection of tourist items including maps and visitor essentials, providing a diverse income stream from both local and visitor trade. Currently the business operates 5 ½ days per week, closing on Saturday afternoon and all day Sunday. This offers an opportunity to a purchaser seeking to increase turnover and profitability.

## Staff

The business is owner-operated and supported by three members of staff — two full-time and one part-time — providing experienced day-to-day management and customer service.

## Reason For Sale

The business is offered for sale due to the owners' retirement from the industry and their intention to pursue other business interests.

## Location

Located in the heart of Kyle of Lochalsh, this business benefits from a prominent position at the gateway to the Isle of Skye, attracting a steady flow of tourists, commuters, and local trade throughout the year. The area is well known for its stunning coastal scenery, strong tourism economy, and excellent transport links via road, rail, and nearby ferry connections. With high visitor numbers during peak seasons and a supportive local community, Kyle of Lochalsh offers an excellent setting for an established business or new commercial venture.

## The Property

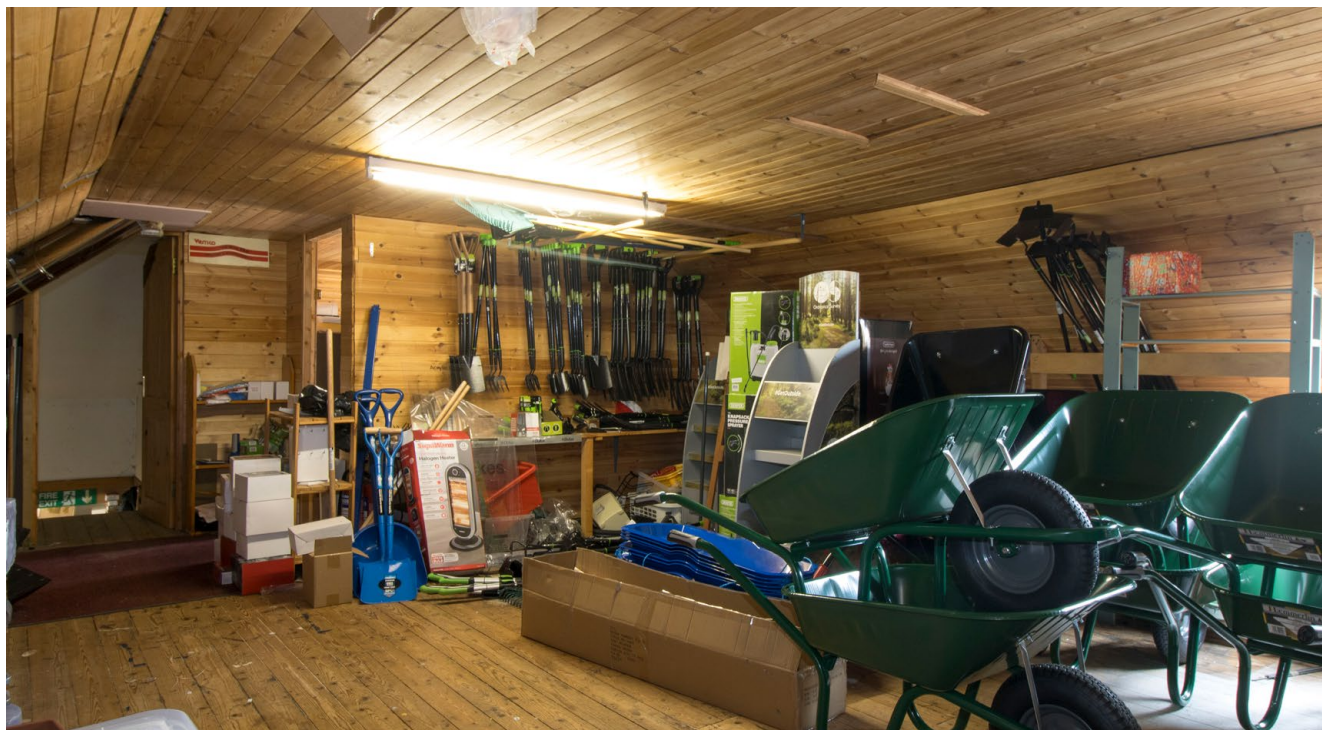
The property is a detached building with a slate roof and freshly painted harled walls. The ground floor offers a retail sales area with extensive frontage, including a triple display window, separate entrance, and excellent natural light. A rear extension provides a dedicated paint shop, while Velux windows serve the upper floor.

The accommodation extends to approximately 210m<sup>2</sup>, comprising ground floor retail space with stores and staff facilities, plus attic storage and office space above.

## The Retail Unit

### Ground Floor

The ground floor comprises a spacious retail sales area with excellent frontage, featuring a large triple full-length display window, separate customer entrance door, and additional window, providing strong visibility and natural light. The layout includes multiple aisles with shelving, a stairway to the upper floor, and WC facilities. To the rear is an extension housing the paint shop, together with ancillary store rooms and a kitchenette.



## Attic Floor

The attic floor provides additional accommodation comprising overflow stock storage, an office area, and extensive storage within the eaves.

## Grounds

The front of the property provides external space suitable for bulky item display, together with a coal shed and areas for plant displays. To the side of the building there is additional space allocated for bin storage.

Customer parking is available nearby the shop with a loading bay directly across the road.



## Services

The property benefits from mains electricity, water and drainage.

## Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

## EPC Rating

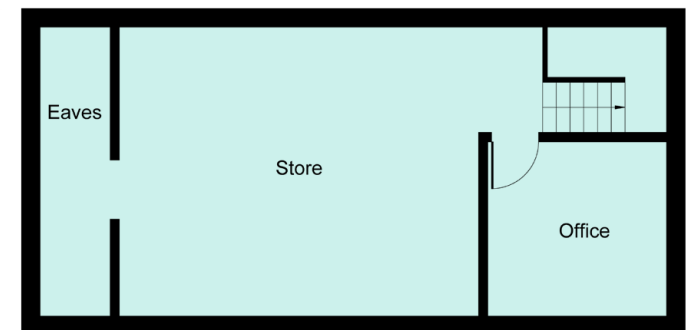
The EPC rating for the property is 'TBC'

## Title Number

The title number for the property is ROS11205



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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## Rates / Council Tax

The retail unit has a rateable value of £17,600 as at April 2026 (property reference 04/03/080100/0), and may qualify for a tapered discount under Scotland's Small Business Bonus Scheme, subject to occupier eligibility and any other properties held.

## Website

The business has an active Facebook page, enjoying over 1.1k followers located at <https://www.facebook.com/JJshomeandhardware/>

## Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

## Price

Offers Over £365,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

## Directions

See location map. What3words reference is [///cleans.skippers.evidence](https://www.what3words.com/#!/en////cleans.skippers.evidence)

## Viewing

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

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757

E: [admin@asgcommercial.co.uk](mailto:admin@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://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.

